

Regency

FIREPLACE PRODUCTS



Owners &
Installation Manual

ULTIMATE U27 Rear Vent Direct Vent Freestanding Gas Stove



MODELS: U27-NG1 Natural Gas U27-LP1 Propane

WARNING:

If the information in these instructions are not followed exactly, a fire or explosion may result causing property damage, personal injury or loss of life.

FOR YOUR SAFETY

Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.

Installation and service must be performed by a qualified installer, service agency or the gas supplier.

FOR YOUR SAFETY

What to do if you smell gas:

- Do not try to light any appliance
- Do not touch any electrical switch: do not use any phone in your building.
- Immediately call your gas supplier from a neighbour's phone. Follow the gas supplier's instructions.
- If you cannot reach your gas supplier, call the fire department.

Tested by:



Installer: Please complete the details on the back cover and leave this manual with the homeowner.

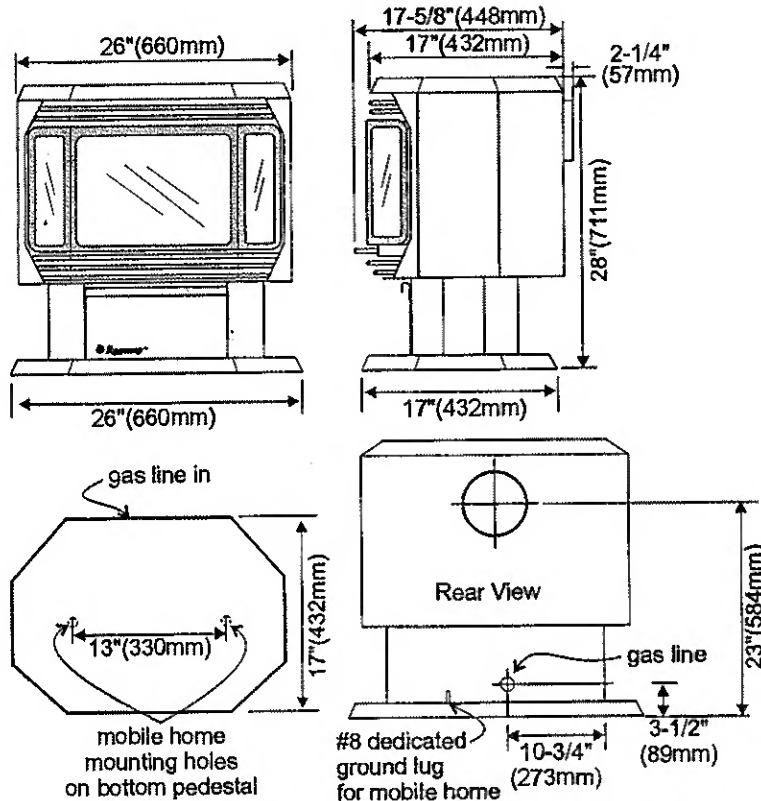
Homeowner: Please keep these instructions for future reference.

REGENCY

ULTIMATE Rear Vent Direct Vent Freestanding Gas Stove

To the New Owner:

Congratulations! You are the owner of a state-of-the-art ULTIMATE Rear Vent Direct Vent Gas Stove by Regency Industries Ltd. The Regency Gas Series of hand crafted appliances has been designed to provide you with all the warmth and charm of a woodstove, at the flick of a switch. The models U27-NG1, and U27-LP1 of this series has been approved by Warnock Hersey for both safety and efficiency. As it also bears our own mark, it promises to provide you with economy, comfort and security for many trouble free years to follow. Please take a moment now to acquaint yourself with these instructions and the many features of your ULTIMATE Rear Vent Direct Vent Freestanding Gas Stove.



INFORMATION FOR MOBILE/MANUFACTURED HOMES AFTER FIRST SALE

This Regency product has been tested and listed by Warnock Hersey as a Direct Vent Wall Furnace to the following standards: UL307B-1995, ANSI Z21.44-1995, CAN1-2.19-M81, CGA 2.22-M96, CAN/CGA-2.17-M91 and ANSI Z21.50-1996.

This Direct Vent System Appliance must be installed in accordance with the manufacturer's installation instructions and the Manufactured Home Construction and Safety Standard, Title 24 CFR, Part 3280, or the current Standard of Fire Safety Criteria for Manufactured Home Installations, Sites, and Communities ANSI/NFPA 501A, and with CAN/CSA Z240-MH Mobile Home Standard in Canada.

This appliance installation must comply with the manufacturer's installation instructions and local codes, if any. In the absence of local codes follow the current National Fuel Gas Code, ANSI Z223.1 and the current National Electrical Code ANSI/NFPA 70 in the U.S.A., and the current CAN/CGA B149 Gas Installation Code and the current Canadian Electrical Code CSA C22.1 in Canada.

This Regency Mobile/Manufactured Home Listed appliance comes factory equipped with a means to secure the unit.

This Regency Mobile/Manufactured Home listed appliance comes equipped with a dedicated #8 ground lug to which an 8 gauge copper wire from the steel chassis ground must be attached.

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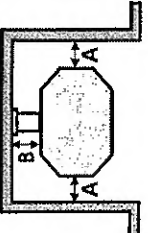
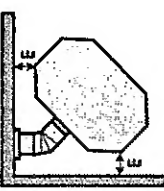
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SAFETY LABEL

This is a copy of the label that accompanies each ULTIMATE Rear Vent Direct Vent Freestanding Gas Stove. We have printed a copy of the contents here for your review. The safety label is located on the inside of the drop down pedestal door.

NOTE: Regency units are constantly being improved. Check the label on the unit and if there is a difference, the label on the unit is the correct one.

Copy of Safety Label for U27-1

<p>Listed: GRAVITY DIRECT VENT WALL FURNACE Certified for/Certifiée pour: CANADA AND U.S.A. Tested to: CGA 2-17-M91, CAN1-2.19-M81, ANSI Z21.44-1995, UL 307B-1995, ANSI Z21.50-1996/CGA 2.22-M96 REPORT NO. 476-1537-00 (June 1998)</p>		<p>DO NOT REMOVE THIS LABEL / NE PAS ENLEVER CETTE ÉTIQUETTE Serial No./No de serie WH - U</p>	
<p>WARNOCK HERSEY® </p>		<p>Regency FIREPLACE PRODUCTS</p>	
<p>MAY BE INSTALLED IN MANUFACTURED (MOBILE) HOMES AFTER FIRST SALE</p>			
<p>FACTORY EQUIPPED FOR NATURAL GAS: Model U27-NG1 ÉQUIPÉ À L'USAGE POUR GAZ NATUREL: Minimum supply pressure 5.0" WC/C.E. (1.24Kpa) Pression d'alimentation minimum Manifold pressure High 3.8" WC/C.E. (0.947Kpa) Pression à la tubulure d'échappement élevée Manifold pressure Low 1.1" WC/C.E. (0.27Kpa) Pression à la tubulure d'échappement élevée Orifice size #40 Dimensions de l'orifice Output - Fan ON 21,060 Btu/h Débit Calorifique-Ventilateur en Marche Btu/h Output - Fan OFF 20,655 Btu/h Débit Calorifique-Ventilateur Éteint Btu/h Altitude 0-4500 ft/pi L'altitude Maximum Input 27,000 Btu/h Débit calorifique maximum selon Minimum Input 13,500 Btu/h Débit calorifique minimum selon</p>		<p>Minimum Clearances to Combustibles/ Degagement Minimum Des Matériaux Combustibles</p>  <p>A 7-1/2" / 190 mm B 3" / 76 mm E 4-1/2" / 114 mm</p>	
<p>FACTORY EQUIPPED FOR PROPANE: Model U27-LP1 ÉQUIPÉ À L'USAGE POUR GAZ PROPANE: Minimum supply pressure 12" WC/C.E. (3.00Kpa) Pression d'alimentation minimum Manifold pressure High 11" WC/C.E. (2.74Kpa) Pression à la tubulure d'échappement élevée Manifold pressure Low 2.9" WC/C.E. (0.72Kpa) Pression à la tubulure d'échappement élevée Orifice size #53 Dimensions de l'orifice Output - Fan ON 21,330 Btu/h Débit Calorifique-Ventilateur en Marche Btu/h Output - Fan OFF 20,871 Btu/h Débit Calorifique-Ventilateur Éteint Btu/h Altitude 0-4500 ft/pi L'altitude Maximum Input 27,000 Btu/h Débit calorifique maximum selon Minimum Input 13,500 Btu/h Débit calorifique minimum selon</p>		 <p>Min. Ceiling Height from top of unit / Min. Plafond Hauteur en haut de l'appareil: 36" / 914 mm</p>	
<p>VENTING: Use listed Simpson Dura-Vent GS System. Only for direct discharge without duct connection. This appliance must be installed in accordance with the manufacturer's installation instructions and with local codes, if any; if not, follow the current ANSI Z223.1 in the USA or the current CAN/CGA-B149 in Canada. For Manufacturer's Home Installation: This Direct Vent System Appliance must be installed in accordance with the manufacturer's installation instructions and Manufactured Home Construction and Safety Standard Title 24 CFR, Part 3280, or the current Standard for Fire Safety Criteria for Manufactured Home Installations, Sites, and Communities ANSI/NFPA 501A, and with CAN/CSA Z240 MH Mobile Home Standard in Canada.</p>			
<p>Electrical supply 115VAC, 1.13 A, 60 Hz. Not for use with solid fuel.</p>			
<p>Fireplace Products International Ltd., Delta, BC, Canada MADE IN CANADA / FABRIQUE AU CANADA</p>			
<p>DOOR SEAL ADJUSTMENT: Please check that door is properly sealed. Periodic adjustment of latch may be required.</p>			

908-044 WD
Ver. 06/99

IMPORTANT: SAVE THESE INSTRUCTIONS

The ULTIMATE Rear Vent Direct Vent Freestanding Gas Stove must be installed in accordance with these instructions. Carefully read all the instructions in this manual first. Consult the building authority having jurisdiction to determine the need for a permit prior to starting the installation.

Note: *Failure to follow the instructions could cause a malfunction of the heater which could result in death, serious bodily injury, and/or property damage. Failure to follow these instructions may also void your fire insurance and/or warranty.*

CHILDREN AND ADULTS SHOULD BE ALERTED TO THE HAZARDS OF HIGH SURFACE TEMPERATURES, ESPECIALLY THE FIREPLACE GLASS, AND SHOULD STAY AWAY TO AVOID BURNS OR CLOTHING IGNITION.

YOUNG CHILDREN SHOULD BE CAREFULLY SUPERVISED WHEN THEY ARE IN THE SAME ROOM AS THE APPLIANCE.

CLOTHING OR OTHER FLAMMABLE MATERIAL SHOULD NOT BE PLACED ON OR NEAR THE APPLIANCE.

SPECIFICATIONS

Fuels: U27-NG1 is approved for use with natural gas.
U27-LP1 is approved for use with liquefied petroleum gases (propane).
Electrical: 120 V A.C. system.
Circulation Fan: Variable speed, 125/75.
Log Sets: Ceramic fibre, 3 per set.
Vent System: Axial (6-5/8" outer / 4" inner liner)
rigid flue and Riser Vent Terminal

The efficiency rating of the appliance is a product thermal efficiency rating determined under continuous operating conditions and was determined independent of any installed system.

BEFORE YOU START

Safe installation and operation of this appliance requires common sense, however, we are required by the Canadian Safety Standards and ANSI Standards to make you aware of the following:

INSTALLATION AND REPAIRS SHOULD BE DONE BY A QUALIFIED SERVICE PERSON. THIS APPLIANCE SHOULD BE INSTALLED, REPAIRED, INSPECTED BEFORE USE AND AT LEAST ANNUALLY BY A QUALIFIED SERVICE PERSON. MORE FREQUENT CLEANING MAY BE REQUIRED DUE TO EXCESSIVE LINT FROM CARPETING, ETC. IT IS IMPERATIVE THAT THE CONTROL COMPARTMENT, BURNERS AND CIRCULATING AIR PASSAGEWAYS OF THE APPLIANCE BE KEPT CLEAN.

DUE TO HIGH TEMPERATURES, THE APPLIANCE SHOULD BE LOCATED OUT OF TRAFFIC AND AWAY FROM FURNITURE AND DRAPERIES.

WARNING: FAILURE TO INSTALL THIS APPLIANCE CORRECTLY WILL VOID YOUR WARRANTY AND MAY CAUSE A SERIOUS HOUSE FIRE.

- 1) Provide adequate clearances for servicing, proper operation and around the air openings into the combustion chamber.
- 2) The appliance must be installed on a flat, solid, continuous surface (e.g. wood, metal, concrete). This may be the floor, or it can be raised up on a platform to enhance its visual impact. The appliance may be installed on carpeting, tile, wood flooring or other combustible material, because the appliance's metal pedestal base extends the full width and depth of the appliance. The ULTIMATE Rear Vent Direct Vent Freestanding Gas Stove can be installed in a wide variety of ways and will fit nearly any room layout. It may be installed in a recessed position, framed out into the room, or across a corner.
- 3) The ULTIMATE Rear Vent Direct Vent Freestanding Gas Stove is approved for manufactured home installations, see pages 9 to 11 for the required vent arrangements. If installed into a manufactured home the unit must be bolted down to the floor.
- 4) We recommend that you plan your installation on paper using exact measurements for clearances and floor protection before actually installing this appliance. Have a qualified building inspector review your plans before installation.

INSTALLATION

GENERAL SAFETY INFORMATION

- 1) The appliance installation must conform with local Canadian Electrical Code.
- 2) The appliance when installed, must be electrically grounded in accordance with local codes, or in the absence of local codes with the current National Electrical Code, ANSI/NFPA 70 or CSA C22.1 Canadian Electrical Code.
- 3) The appliance should be inspected for shipping damage before use and **serviced annually by a professional service person**. More frequent cleaning may be required due to excessive lint from carpeting, bedding material, etc. It is imperative that control compartments, and circulating air passageways of the appliance be kept clean and free from excessive lint from carpeting.
- 4) See general construction and assembly instructions. The appliance and vent should be enclosed when installed in or passing through a living area, where children may come in contact with it.
- 5) This appliance must be connected to the specified vent and termination cap to the outside of the building envelope. Never vent to another room or inside a building. Make sure that the vent is fitted as per the instructions starting on page 8.
- 6) Inspect the venting system annually for blockage and any signs of deterioration.
- 7) Venting terminals shall not be recessed into a wall or siding.
- 8) Any safety glass removed for servicing must be replaced prior to operating the appliance.
- 9) To prevent injury, do not allow anyone who is unfamiliar with the operation to use the fireplace.

INSTALLATION CHECKLIST

- 1) Check Clearances to Combustibles (page 7), location of unit (page 7) and venting requirements (pages 8-10).
- 2) Install Optional Long Side Doors, page 8.
- 3) Install venting: Check all venting requirements, pages 8-12.
- 4) Make gas connections, page 13. Test the pilot. Must be as per diagram, pages 13 & 22.
- 5) Install logs and embers where indicated on page 14.
- 6) Install Front Door Front, page 15.
- 7) Test Gas Pressure, page 16.
- 8) Install Louvers, page 17.
- 9) Install optional Remote Control, or Wall Thermostat, page 17.
- 10) Final check, page 18.

Before leaving this unit with the customer, the installer must ensure that the appliance is firing correctly and **operation fully explained to customer**.

This includes:

- 1) Clocking the appliance to ensure the correct firing rate (rate noted on label) after burning appliance for 15 minutes.
- 2) If required, adjusting the primary air to ensure that the flame does not carbon. First allow the unit to burn for 15-20 min. to stabilize.

CAUTION: Any alteration to the product that causes sooting or carboning that results in damage is not the responsibility of the manufacturer.

MANUFACTURED MOBILE HOME ADDITIONAL REQUIREMENTS

- 1) Ensure that structural members are not cut or weakened during installation.
- 2) Ensure proper grounding using the #8 ground lug provided.
- 3) Appliance must be anchored to the floor with the supplied anchoring methods.

CLEARANCES TO COMBUSTIBLES

The clearances listed are MINIMUM distances. Measure the clearance to both the appliance and the chimney connector. The farthest distance is correct if the two clearances do not coincide. For example, if the appliance is set as indicated in one of the diagrams but the connector is too close, move the stove until the correct clearance to the connector is obtained.

This appliance may be installed only with the clearances as shown in the situations pictured. Do not combine clearances from one type of installation with another in order to achieve closer clearances.

This unit can be installed on a solid combustible surface like a wood floor. This unit can also be installed directly on carpeting or vinyl when the bottom pedestal cover plate (provided with unit) is installed.

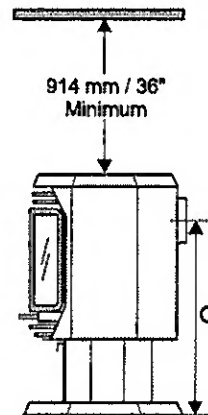
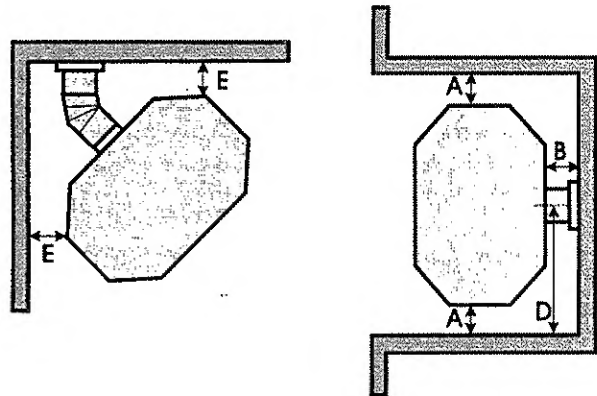
Use the minimum clearances shown in the diagrams below:

U27-NG1 & U27-LP1 Clearances

A	Side Wall to Unit	7-1/2" / 190 mm
B	Back Wall to Unit	3" / 76 mm
E	Side Wall to Unit	4-1/2" / 114 mm

U27-NG1 & U27-LP1 Reference Dimensions

C	Floor to Flue Centerline	23" / 584 mm
D	Side Wall to Flue Centerline	20-1/2" / 521 mm



Minimum ceiling height is 36" / 914 mm from top of unit.

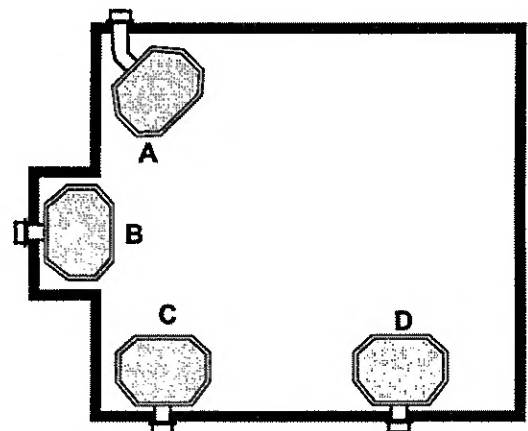
LOCATING YOUR ULTIMATE GAS STOVE

When selecting a location for your stove, ensure that the clearances listed above are met as well as ensuring that there is adequate accessibility for servicing and proper operation.

For Vent Termination requirements, see page 10.

This appliance is Listed for bedroom installations when used with a Listed Millivolt Thermostat. Some areas may have further requirements, check local codes before installation.

This appliance is Listed for Alcove installations, maintain minimum Alcove clearances as follows, minimum ceiling height of 64"(1.6m), minimum width of 48"(1.2m) and a maximum depth of 36"(0.9m).

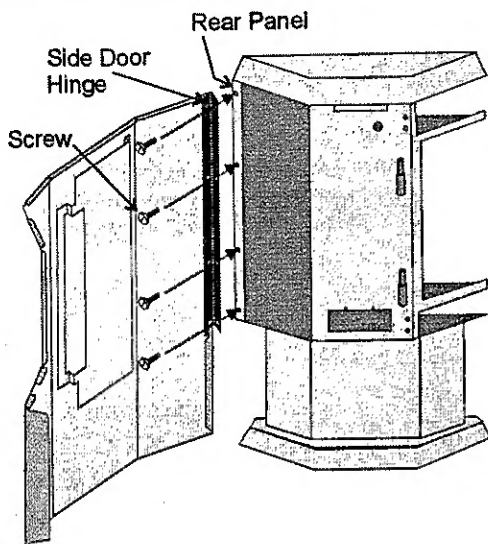


- A) Cross Corner
- B) Flush with Wall/Alcove
- C) Flat on Wall Corner
- D) Flat on Wall

INSTALLATION

OPTIONAL LONG SIDE DOOR INSTALLATION

- 1) Remove the screws holding the 2 short side doors to the unit
- 2) Attach the long side doors to the stove body using the screws provided (4 per door).



COMBUSTION AND VENTILATION AIR

The combustion air from this appliance is drawn from outside the building through the outer flue. **Extra provision for combustion air inside the room is not required.**

VENTING

These instructions apply to the Regency Direct Vent System. The Horiz. Termination Kit (640-944) includes everything required for a straight through the wall installation, or add a 45° elbow for a corner installation. If a snorkel termination is required, the Simpson Dura-Vent Direct Vent System Model DVGS terminals are available. These venting systems, in combination with the ULTIMATE Direct Vent-Rear Freestanding Gas Stoves (U27-NG1 and U27-LP1) have been tested and listed as direct vent heater systems by Warnock Hersey.

IMPORTANT

Read all instructions carefully before starting the installation. Failure to follow these instructions may create a fire or other safety hazard, and will void the warranty. Be sure to check the venting and clearance to combustible requirements on pages 7 to 10. Consult your local building codes before beginning installation.

The location of the termination cap must conform to the requirements in the Exterior Vent Terminal Locations diagram on page 10.

VENTING INSTALLATION PRECAUTIONS

The Regency Direct Vent System is an engineered product that has been designed and tested for use with the U27-NG1, and U27-LP1. The Regency warranty will be voided and serious fire, health or other safety hazards may result from any of the following actions:

- 1) Installation of any damaged Direct Vent component
- 2) Unauthorized modification of the Direct Vent System
- 3) Installation of any component part not manufactured or approved by Regency Industries Ltd.
- 4) Installation other than as instructed by Regency Industries Ltd.

Warning: Always maintain required clearances (air spaces) to nearby combustibles to prevent a fire hazard. Do not fill air spaces with insulation.

The minimum clearance requirements between the outer wall of the vent pipe and nearby combustible surfaces is 1-1/4 inch. Be sure to check the vent termination clearance requirements from decks, windows, soffits, gas regulators, air supply inlets and public walkways as specified on page 10 and in your local building codes.

The gas appliance and vent system must be vented directly to the outside of the building, and never be attached to a chimney serving a separate solid fuel or gas-burning appliance.

Each direct vent gas appliance must use its own separate vent system. Common vent systems are prohibited.

SAFETY PRECAUTIONS FOR THE INSTALLER

- 1) Wear gloves and safety glasses for protection.
- 2) Exercise extreme caution when using ladders or on roof tops.
- 3) Be aware of electrical wiring locations in walls and ceilings.

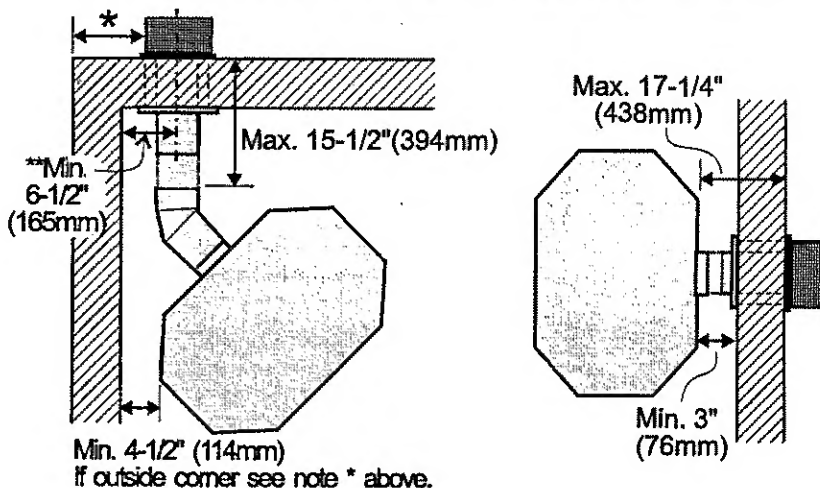
PLANNING YOUR VENTING INSTALLATION

See page 10 for Exterior Vent Termination requirements. The U27 is only approved for a horizontal termination. See the diagram for minimum and maximum pipe lengths.

When planning your installation, it will be necessary to select the proper length of vent pipe for your particular requirements. Determine the minimum clearance to combustibles from the rear of the unit to the wall. It is also important to note the wall thickness. Before cutting the vent hole through the wall ensure that ALL vent and termination clearances (see page 10) will be met.

The venting arrangements shown on the diagram, have a minimum of 75% (flue loss) efficiency with Fan Off, as required for manufactured homes. (Actual efficiency may be as high as 85%.)

*If this is an outside corner, the minimum distance between the vent and the outside corner is 12" (30cm). See "F" on the diagram on page 10.



NOTE: Ensure compliance with the outside vent terminal location before cutting hole as both dimensions must be met.

RESIDENTIAL AND MANUFACTURED HOMES / MOBILE HOMES INSTALLATIONS

You will require the following components with your new Regency Rear Vent Direct Vent Freestanding Gas Stove. Please review your product to make sure you have everything you need. In the event that you are missing any part, contact your dealer. Decorative brass or chrome trim kits are available from Simpson Dura-Vent for their wall thimbles, as well as a square wall thimble cover.

Note: These are the minimum pieces required. Other parts may be required for your particular installation.

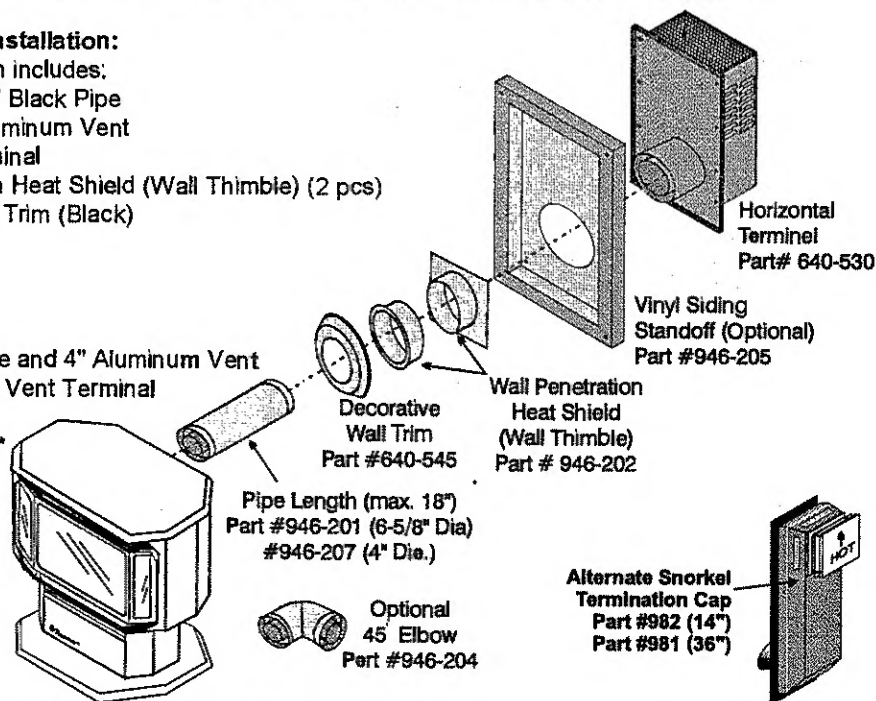
Minimum components for a Horizontal Installation:

640-944	Horizontal Termination Kit which includes:
1	946-201 6-5/8" Dia. x 18" Black Pipe
1	946-207 4" Dia. x 18" Aluminum Vent
1	640-530 Riser Vent Terminal
1	946-202 Wall Penetration Heat Shield (Wall Thimble) (2 pcs)
1	640-545 Decorative Wall Trim (Black)
1	948-128 Tube Mill-Pac Screws

Optional Components:

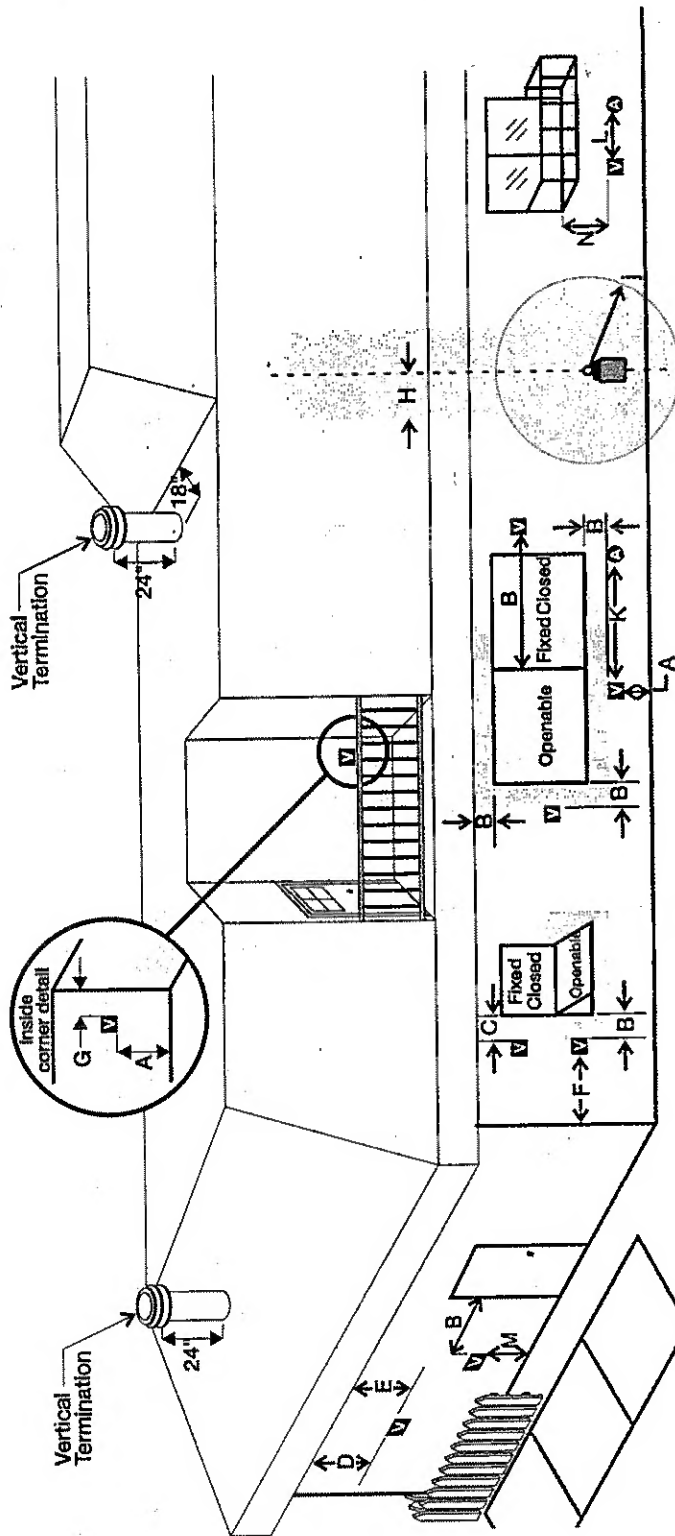
946-204	45° Elbow - 6-5/8" Black pipe and 4" Aluminum Vent
946-205	Vinyl Siding Shield for Riser Vent Terminal
946-208/P	Vent Guard
940	Square Wall Thimble Cover*
981	Snorkel Termination (36")*
982	Snorkel Termination (14")*
942	Wall Penetration Heat Shield*

* Simpson Dura-Vent components



INSTALLATION

EXTERIOR VENT TERMINAL LOCATIONS



V Vent terminal

A Air supply outlet

Area where terminal is not permitted

- A= Clearance above grade, veranda, porch, deck, or balcony *(min. 12"/30cm)
 B= Clearance to window or door that may be opened *(12"/30cm)
 C= Clearance to permanently closed window *(min. 12"/30cm) recommended to prevent condensation on window
 D= Vertical clearance to ventilated soffit located above the terminal within a horizontal distance of (24"/60cm) from the centerline of the terminal (min. 22"/55cm) check with local code.
 E= Clearance to unventilated soffit (min. 12"/30cm)
 F= Clearance to outside corner (12"/30cm)
 G= Clearance to inside corner (12"/30cm)
 H= Not to be installed above a meter/regulator assembly within (3'/90cm) horizontally from the centerline of the regulator.
- J= Clearance to service regulator vent outlet *(Canada: min. 72"/1.8m, USA: min. 36"/90cm)
 K= Clearance to non-mechanical air supply inlet to building or the combustion air inlet to any other appliance *(12"/30cm)
 L= Clearance to a mechanical air supply inlet *(min. 72"/1.8m)
 M= **Clearance above paved sidewalk or a paved driveway located on public property *(min. 84"/2.1m)
 N= Clearance under veranda, porch, deck, or balcony *(min. 12"/30cm)***

Note: * As specified in CGA B149 Installation Code. Note: Local codes or regulations may require different clearances.
 **A vent shall not terminate directly above a sidewalk or paved driveway which is located between two single family dwellings and serves both dwellings.
 ***Only permitted if veranda, porch, deck, or balcony is fully open on a minimum of two sides beneath the floor.

HORIZONTAL INSTALLATIONS

- 1) Set the unit in its desired location. Check to determine if wall studs are in the way when the venting system is attached. If this is the case, you may want to adjust the location of the unit.
- 2) Assemble the desired combination of pipe and elbow to the appliance adaptor with pipe seams oriented down. Offset the pipe seams as double seams in one place will cause the outer pipe to take an oval shape. Kit comes complete with 18" of straight vent - 6-5/8" dia. black outer pipe and 4" dia. inner vent.
- 3) With the pipe attached to the stove, slide the stove into its correct location, and mark the wall for a 9-1/2" (inside dimensions) round hole. The center of the round hole should line up with the centerline of the horizontal pipe, as shown in diagram 1. Cut and frame the 9-1/2" round hole in the exterior wall where the vent will be terminated. If the wall being penetrated is constructed of non-combustible material, i.e. masonry block or concrete, a 7" diameter hole is acceptable.

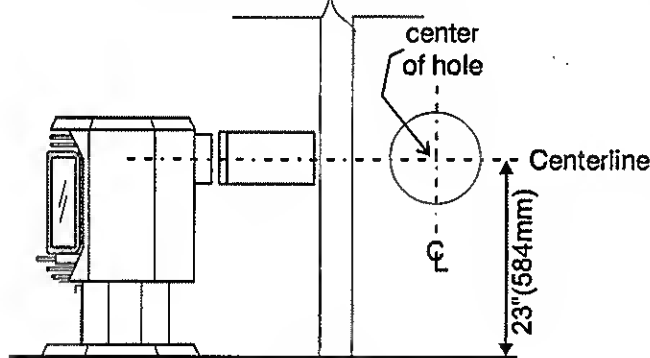


Diagram 1

Note:

- a) The horizontal run of vent should have a 1/4 inch rise for every 1 foot of run towards the termination. Never allow the vent to run downward. This could cause high temperatures and may present the possibility of a fire.
- b) The location of the horizontal vent termination on an exterior wall must meet all local and national building codes, and must not be blocked or obstructed. For External Vent Terminal Locations, see diagram on page 10.
- c) **Snorkel Terminations:**
For installations requiring a vertical rise on the exterior of the building, 14-inch and 36-inch tall Snorkel Terminations as shown in Dia. 2 are available, as well as the standard Riser Vent, see Dia. 3. Follow the same installation procedures as used for standard Horizontal Termination. NEVER install the snorkel upside down.

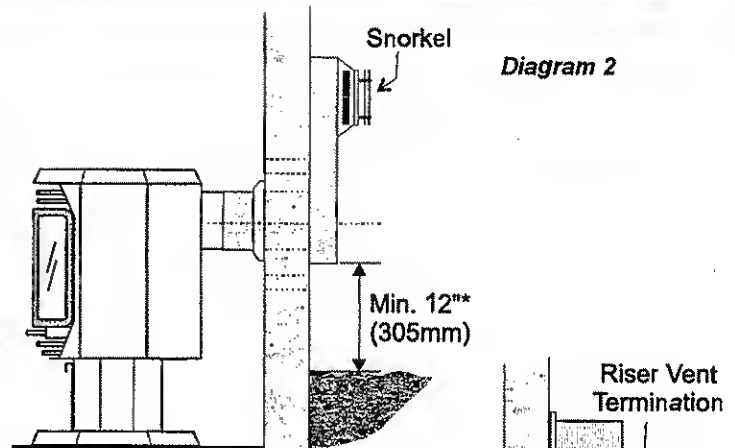


Diagram 2

*Dia 2, 3 & 4:
As specified in
CGA B149 In-
stallation Code.
Local codes or
regulations may
require different
clearances.

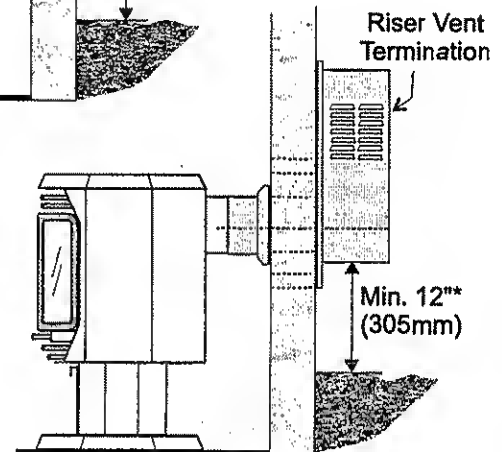


Diagram 3

Below Grade Installation

If the Snorkel Termination must be installed below grade, i.e. basement application, proper drainage must be provided to prevent water from entering the Snorkel Termination. Refer to Dia. 4. Do not attempt to enclose the Snorkel within the wall, or any other type of enclosure.

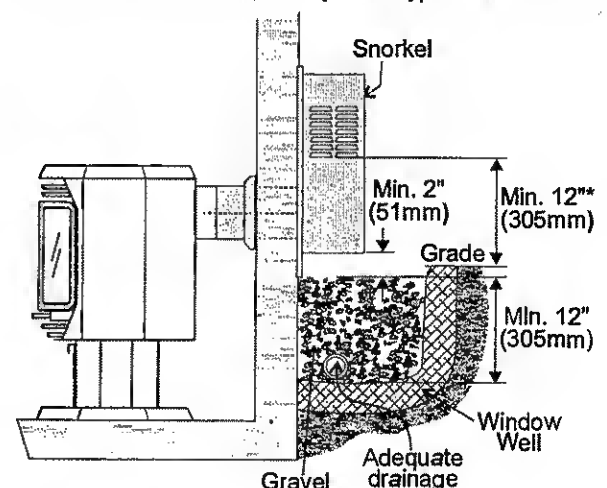


Diagram 4

- 4) Install wall penetration heat shield in the center of the 9-1/2" round hole and attach with wood screws. The four wood screws provided should be replaced with appropriate fasteners for stucco, brick, concrete, or other types of sidings. Dia. 5.

INSTALLATION

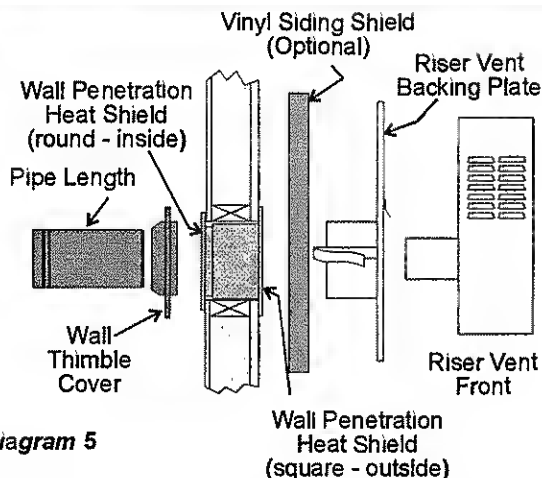


Diagram 5

- 5) If installing termination on a siding covered wall, a vinyl siding standoff or furring strips must be used to ensure that the termination is not recessed into the siding. Dia. 5.
- 6) Take the Riser Vent terminal and separate the Backing Plate from the Riser Vent Front by removing 8 screws as shown in diagram 6.

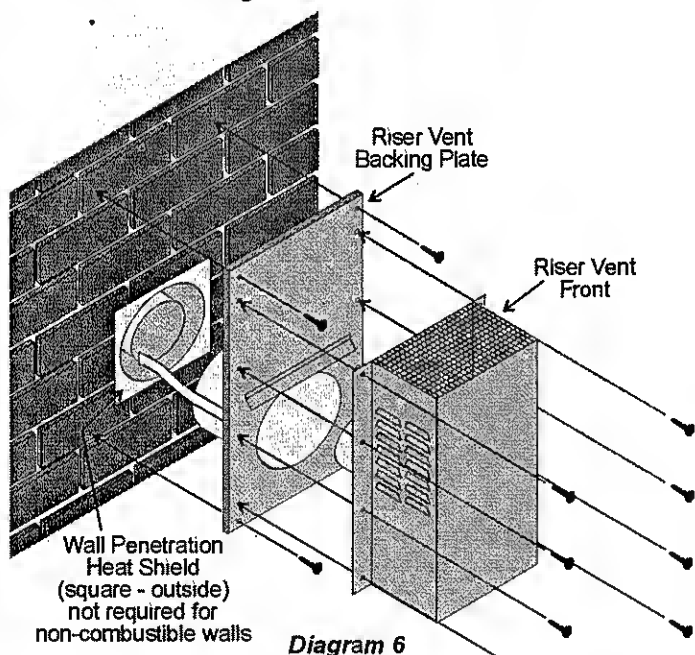
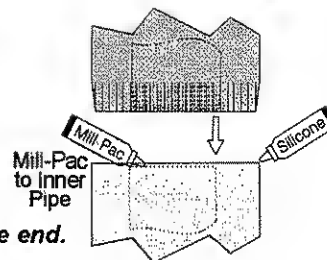


Diagram 6

- 7) Install the Backing Plate into the wall penetration heat shield and attach using 4 screws. Dia. 6.
- 8) Connect all pipe sections to unit and install into wall:
- a) Measure pipe length required and cut to length. Hint: use the cut end of the 6-5/8" dia. outer pipe at the vent terminal end.
- b) Push the pipe sections completely together, the minimum pipe overlap is 1-1/4". Secure all outer pipe joints by using at least two screws. Locate the screws at the bottom of the

pipe so that the screw heads are hidden on the final installation. Apply sealant "Mill-Pac" to inner pipe and high temp silicone sealant or "Mill-Pac" to outer pipe on every joint.



Hint: Apply sealant to female end.

- c) Before connecting the vent pipe to the vent termination, slide the black decorative wall thimble cover over the vent pipe, then slide the Wall Penetration Heat Shield (Part # 946-202) over the vent pipe. Dia. 5.
- d) Slide the appliance and vent assembly towards the wall carefully inserting the vent pipe into the riser vent terminal assembly. It is important that the vent pipe extends into the Riser Vent Backing Plate a sufficient distance so as to result in a minimum pipe overlap of 1-1/4 inches. Secure the connection between the vent pipe and the vent cap by attaching the two sheet metal strips extending from the Riser Vent Backing Plate into the outer wall of the vent pipe. Use two aluminum screws provided to connect the strips to the pipe section. Bend any remaining portion of the sheet metal strip back towards the vent cap and cut off any excess, it will be concealed by the decorative wall thimble cover. See diagram 7.

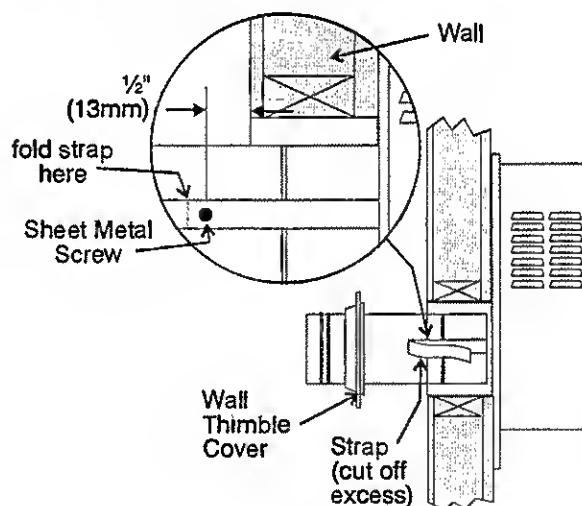


Diagram 7

- 8) Slide the decorative wall thimble up to the wall surface being careful not to scratch the paint. See diagram 7.
- 9) Back outside: Apply sealant to the 4" inner flue and slide the Riser Vent Front into the Backing Plate and fasten with 8 screws.
- 10) Seal around the outer edge of the Riser Vent Backing Plate.

GAS CONNECTION

The gas connection is a 3/8" NPT 90° elbow. The gas line can be rigid pipe or to make installation easier, use a listed flexible connector and/or copper tubing if allowed by local codes. Since some municipalities have additional local codes it is always best to consult with your local authorities and the CAN/CGA B149 installation codes. For USA installations follow local codes and/or the current National Fuel Gas Code, ANSI Z223.1.

When using copper or flex connectors use only approved fittings. Always provide a union so that gas lines can be easily disconnected for burner and/or valve servicing. Flare nuts for copper lines and flex connectors are usually considered to meet this requirement.

Important: Always check for gas leaks with a soap and water solution or gas leak detector. Do not use open flame for leak testing.

Note: Prior to any pressure testing of the gas supply piping system that exceeds test pressures of 1/2 psig, this appliance must be disconnected from the piping system. If test pressures equal to or less than 1/2 psig are used then this appliance must be isolated from the piping system by closing its individual manual shut-off valve during the testing.

System Data - U27

For 0 to 4500 feet altitude

Burner Inlet Orifice Sizes:

Burner	Natural Gas	Propane
	#40	#53

Max. Input Rating 27,000 Btu/h

Min. Input Rating 13,500 Btu/h

Output Capacity with blower Off*

Natural Gas 20,655 Btu/h

Propane 20,871 Btu/h

Output Capacity with blower On*

Natural Gas 21,060 Btu/h

Propane 21,330 Btu/h

*See page 6 for manufactured home information.

Supply Pressure	Natural Gas	min. 5.0" w.c.
	Propane	min. 12.0" w.c.

Manifold Pressure

Natural Gas 3.8" +/- 0.2" w.c.

Propane 11" +/- 0.2" w.c.

HIGH ELEVATION

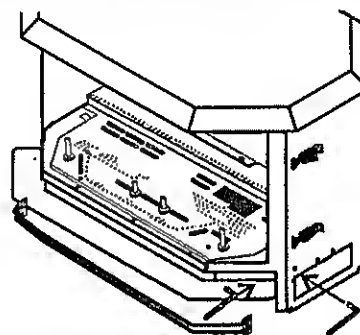
This unit is approved in Canada for altitude 0 ft. to 4500 ft. (CAN/CGA-2.17-M91). For Natural Gas installations above 4500 ft. follow current CAN/CGA-B149.1.

AERATION ADJUSTMENT

The burner aeration is factory set but may need adjusting due to either the local gas supply, air supply or altitude.

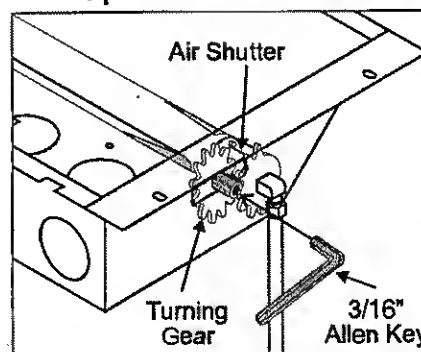
Natural Gas: 3/16" open
Propane: 5/16" open

The aeration adjustment gears are located on the right side of the burner box and can be accessed from the side or from the front when the louvers are removed.



To adjust the aeration: use the allen key to turn the turning gear which will adjust the air shutter. Open the air shutter for a blue flame or close it for a yellow flame. This adjustment is performed by a qualified installer. The factory setting should be sufficient for most installations.

Closed - Tall yellow flame
Open - Short blue flame



Clockwise to open, counter-clockwise to close.

Caution: Carbon will be produced if the air shutter is closed too much.

Note: Any damage due to carboning resulting from improperly setting the aeration controls is NOT covered under warranty.

INSTALLATION

LOG INSTALLATION

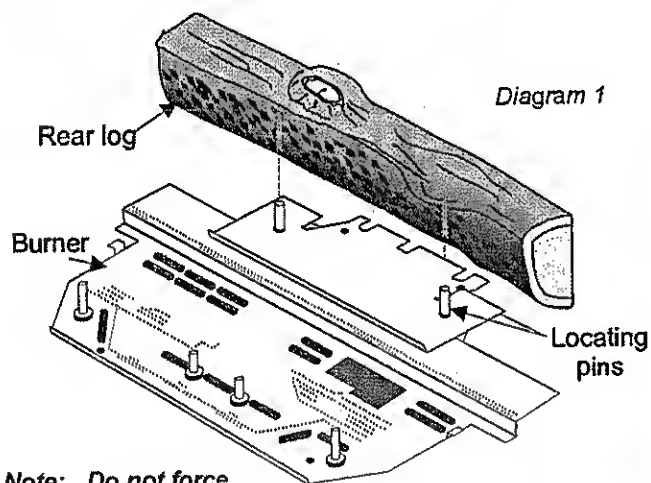
WARNING: Dangerous operating conditions may occur if these logs are not positioned in their approved locations. Read the instructions below carefully and refer to the diagrams. If logs are broken do not use the unit until they are replaced. Broken logs can interfere with the pilot and burner operation.

The gas log kit contains the following:

- a) Front Right Log - Part # 902-020
- b) Front Left Log - Part # 902-021
- c) Rear log - Part # 902-022
- d) Embers - Part # 902-151 (1 bag)
- e) Lava - Part # 902-154 (1 bag)

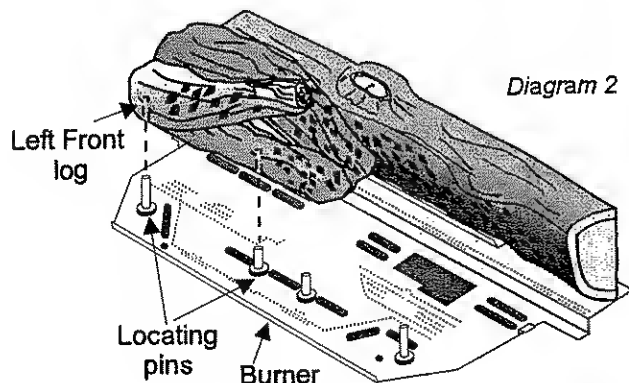
(Part # 560-935 for the set of three logs)

- 1) Remove the logs from the box and carefully unwrap them. The logs are fragile, handle with care - **DO NOT FORCE** into position.
- 2) Place the rear log, carefully sliding it down onto the pins, with the flat side of the log facing the back of the unit. See diagram 1.

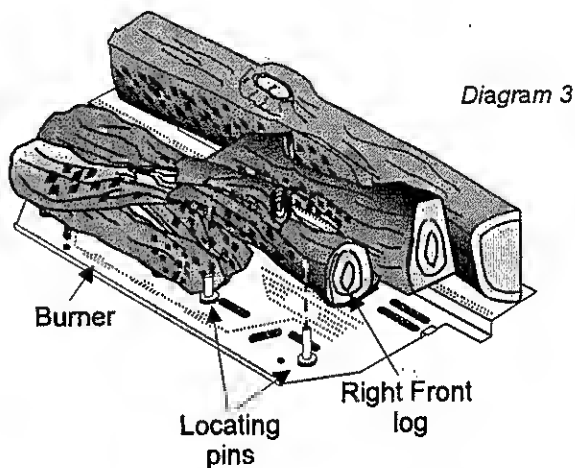


Note: Do not force logs down.

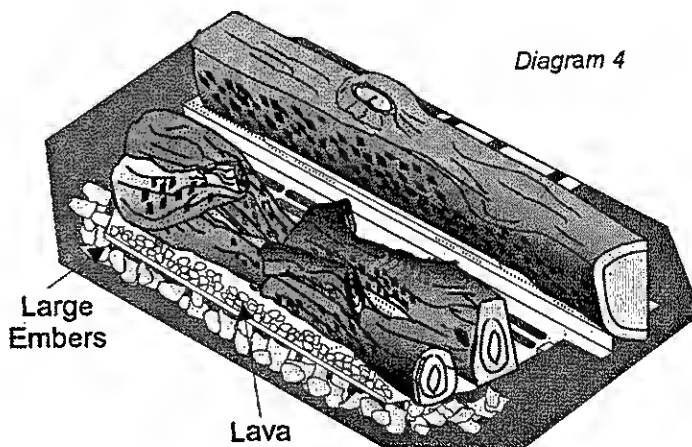
- 3) Place the left front log, carefully sliding it down onto the left pins of the front burner. See diagram 2.



- 4) Place the right front log, carefully sliding it down onto the right pins of the front burner. See diagram 3.

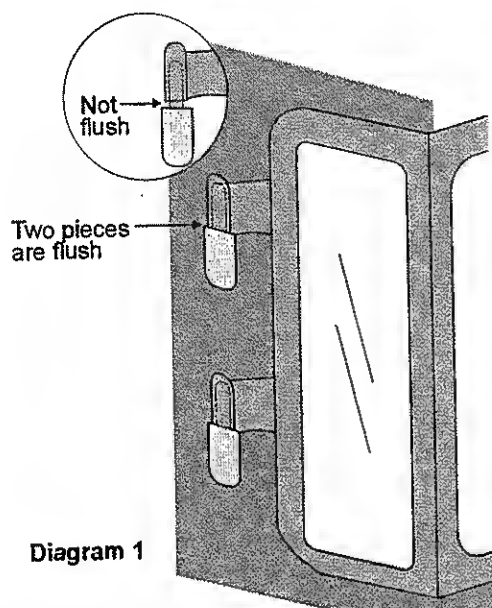


- 5) Distribute the embers along the front burner but do not cover the burner ports and around the logs. Place the embers on the floor of the firebox. Place the lava on the burner tray in front of the left and right front logs. See diagram 4.

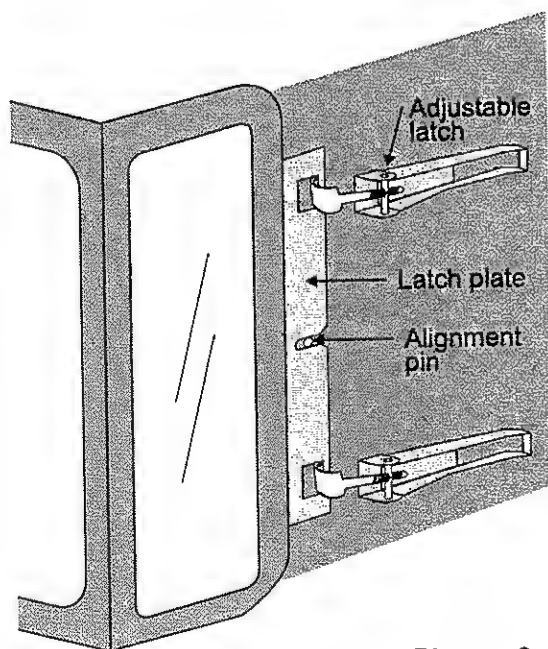


DOOR INSTALLATION (Packaged Separately)

- 1) Open the two side panels.
- 2) Slide the door onto the two hinge pins making sure the two pieces are flush together. See diagram 1.

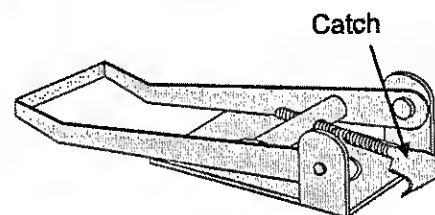


- 3) Close the door. The latch plate must be centered around the alignment pin. See diagram 2. If the latch plate interferes with the corner of the stove you may want to angle the plate slightly so the door closes easier.



- 4) The latches should already be at the proper setting. If they are too hard or too easy to close, you may want to adjust them by loosening the locking nut and turning the latch catch. See diagram 3.
- 5) Remove the blue plastic protective coating from the glass.
- 6) Test the seal around the door by placing a piece of paper between the unit and the door, close the door and try to pull the paper out. If it slips out easily, then the door is not properly sealed. Tighten or loosen the latch by turning the latch catch inward or outward. See diagram 3.

Note: The door latch may require adjustment as the door gasket material compresses after a few fires and after glass replacement. Turn the latch catch inward or outward.



INSTALLATION

GAS PIPE PRESSURE TESTING

The appliance must be isolated from the gas supply piping system by closing its individual manual shut-off valve during any pressure testing of the gas supply piping system at test pressures equal to or less than 1/2 psig. (3.45 kPa). Disconnect piping from valve at pressures over 1/2 psig.

The manifold pressure is controlled by a regulator built into the gas control, and should be checked at the pressure test point.

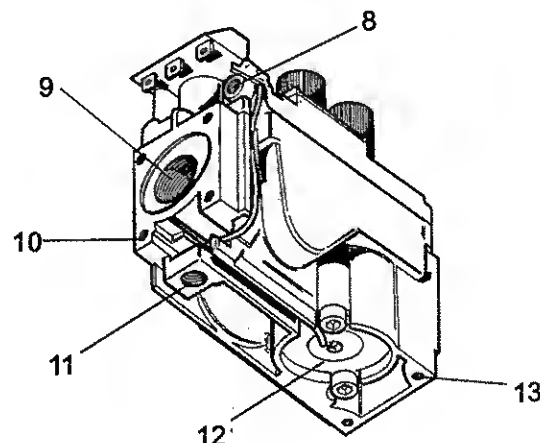
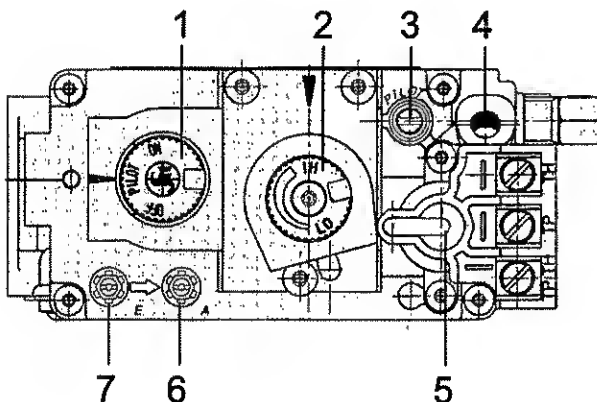
Note: To properly check gas pressure, both inlet and manifold pressures should be checked using the valve pressure ports on the valve.

- 1) Make sure the valve is in the "OFF" position.
- 2) Loosen the "IN" and/or "OUT" pressure tap(s), turning counterclockwise with a 1/8" wide flat screwdriver.
- 3) Attach manometer to "IN" and/or "OUT" pressure tap(s) using a 5/16" ID hose.
- 4) Light the pilot and turn the valve to "ON" position. Read manometer.
- 5) The pressure check should be carried out with the unit burning and the setting should be within the limits specified on the safety label.
- 6) When finished reading manometer, turn off the gas valve, disconnect the hose and tighten the screw (clockwise) with a 1/8" flat screwdriver. **Note: Screw should be snug, but do not over tighten**

Valve Description

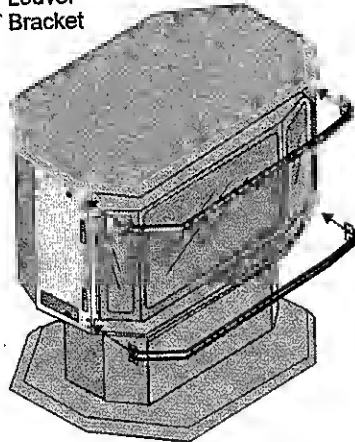
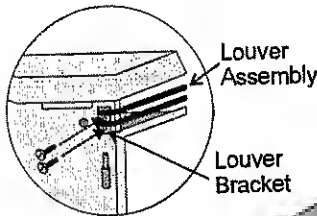
- 1) Gas cock knob
- 2) Manual high/low adjustment
- 3) Pilot Adjustment
- 4) Thermocouple Connection
- 5) Main Operator
- 6) Outlet Pressure Tap (Manifold Pressure)
- 7) Inlet Pressure Tap (Supply Pressure)

- 8) Pilot Outlet
- 9) Main Gas Outlet
- 10) Flange Securing Screw Holes
- 11) Alternative TC Connection Point
- 12) Thermoelectric Unit
- 13) Additional Valve Mounting Hole



LOUVER INSTALLATION

- 1) Attach the top & bottom louvers to the side stove panel using 2 screws per side.



OPTIONAL WALL THERMOSTAT

A wall thermostat may be installed if desired. Connect the wires as per the wiring diagrams. Note that the wires are connected to the "TH" on the gas valve. Use chart below to determine the maximum wire length:

Note: Preferable if the thermostat is installed on an interior wall.

Regency offers a programmable thermostat but any CSA, ULC or UL approved millivolt thermostat, 250-750 millivolt rated non-anticipator type thermostat may be used.

CAUTION

Do not connect the millivolt wall thermostat wires to the 120V wires.

Thermostat Wire Table

Recommended Maximum Lead Length (Two-Wire) When Using Wall Thermostat (CP-2 System)	
Wire Size	Max. Length
14 GA.	50 Ft.
16 GA.	32 Ft.
18 GA.	20 Ft.
20 GA.	12 Ft.
22 GA.	9 Ft.

OPTIONAL REMOTE CONTROL

Use the Regency Remote Control Kit (Part # 910-358/P) approved for this unit. Use of other systems may void your warranty.

The remote control kit comes with a hand held transmitter, a receiver and a wall mounting plate.

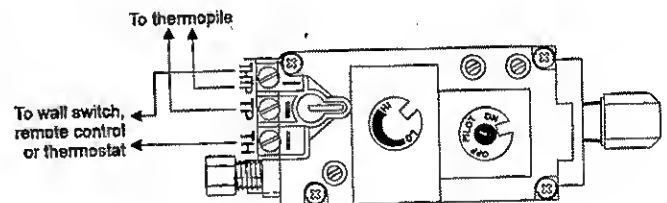
- 1) Choose a convenient location on the wall to install the receiver and the receptacle box (protection from extreme heat is very important). Run wires from the fireplace to that location, use Thermostat Wire Table.

- 2) Connect the wires as per the wiring diagram on page 18.

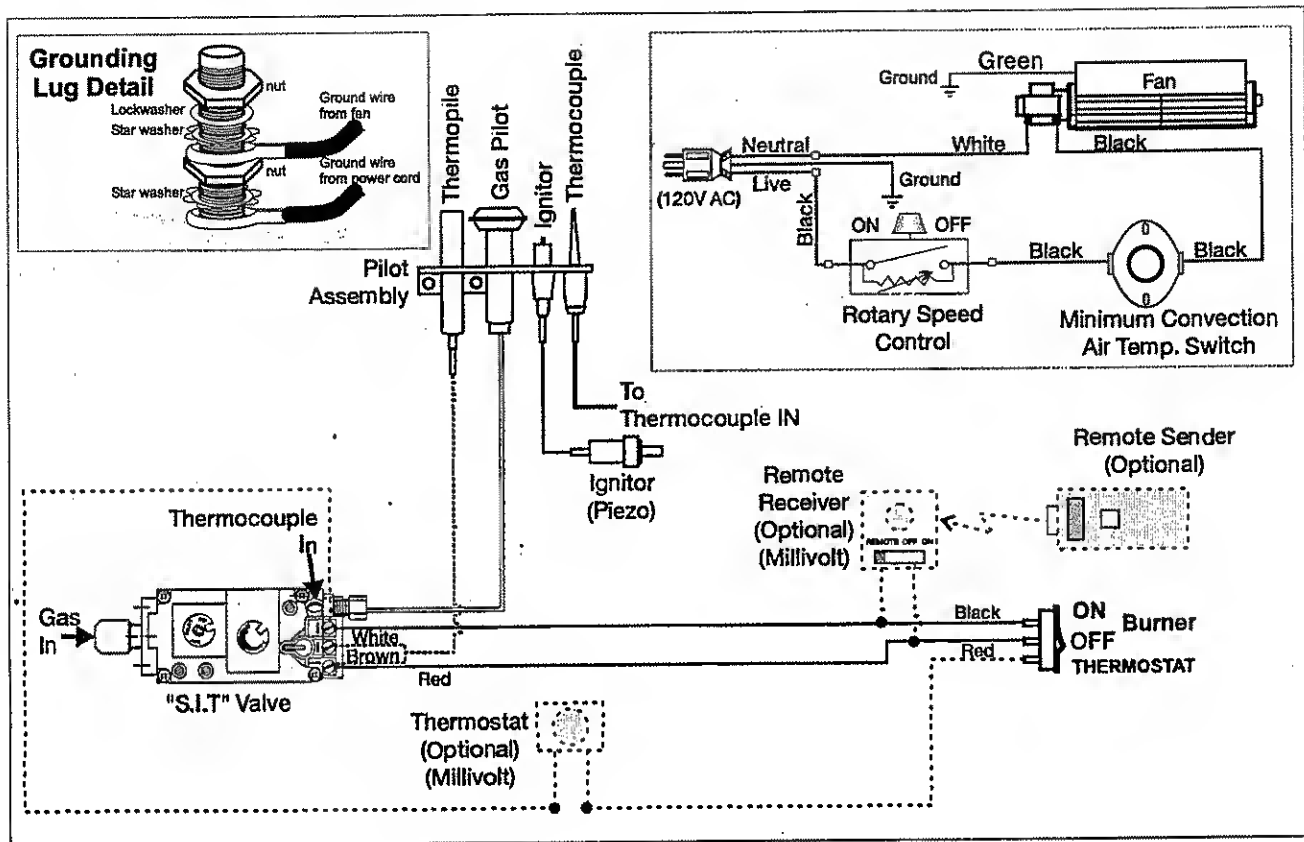
CAUTION

Do not connect the millivolt remote control wires to the 120V wires.

- 3) Install a 9V alkaline battery in both the receiver and the transmitter. Install the receiver and its cover in the wall. Switch the hand held remote transmitter to "remote" mode. The remote control is now ready for operation.



WIRING DIAGRAM



FINAL CHECK

Before leaving this unit with the customer, the installer must ensure that the appliance is firing correctly. This includes:

- 1) Clocking the appliance to ensure the correct firing rate (rate noted on label) at 15 minutes.
- 2) If required, adjusting the primary air to ensure that the flame does not carbon. First allow the unit to burn for 15 min. to stabilize.

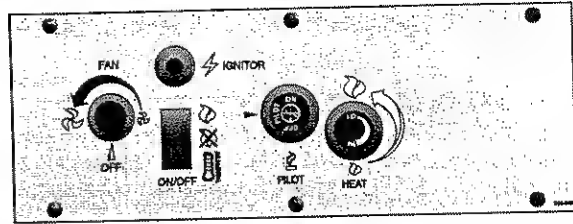
CAUTION

Any alteration to the product that causes sooting or carboning that results in damage to the exterior facia is not the responsibility of the manufacturer.

OPERATING INSTRUCTIONS

OPERATING INSTRUCTIONS

- 1) Read and understand these instructions before operating this appliance.
- 2) Check to see that all wiring is correct and enclosed to prevent possible shock.
- 3) Check to ensure there are no gas leaks.
- 4) Make sure the glass in the door frame is properly positioned. Never operate the appliance with the glass removed.
- 5) Verify that the venting and cap are unobstructed.
- 6) Verify log placement. If the pilot cannot be seen when lighting the unit - the logs have been incorrectly positioned.
- 7) The unit should never be turned off, and on again without a minimum of a 60 second wait.



SHUTDOWN PROCEDURE

- 1) Use the thermostat or remote control to turn off the main burner.
- 2) Turn the main gas control clockwise to the "OFF" position to turn off the pilot (push knob in slightly).
- 3) Turn off all electric power to appliance if service is to be performed.

FIRST FIRE

The first fire in your stove is part of the paint curing process. To ensure that the paint is properly cured, it is recommended that you burn your fireplace for at least four (4) hours the first time you use it with the fan on. When first operated, the unit will release an odour caused by the curing of the paint, the burning off of any oils remaining from manufacturing. Smoke detectors in the house may go off at this time. Open a few windows to ventilate the room for a couple of hours.

The glass panel may require cleaning after the unit has cooled down. **DO NOT ATTEMPT TO CLEAN THE GLASS WHILE IT IS HOT.**

Note: *When the glass is cold and the appliance is lit, it may cause condensation and fog the glass. This condensation is normal and will disappear in a few minutes as the glass heats up.*

DO NOT BURN THE APPLIANCE WITHOUT THE GLASS FRONT IN PLACE.

LIGHTING PROCEDURE

IMPORTANT: Gas cock knob cannot be turned from "PILOT" to "OFF" unless it is partially depressed.

- 1) Turn stove OFF using the Burner "ON/OFF" switch, remote or thermostat.
- 2) Turn gas control knob so indicator points to "OFF" position and allow 5 minutes for any gas in the combustion chamber to escape.
- 3) Turn gas control knob counterclockwise so indicator points to the "PILOT" position. Depress the gas control knob fully. Depress the igniter button several times until the pilot lights. After approximately one minute, release the gas control knob. The pilot flame should continue to burn. If the pilot does not remain lit, repeat operation allowing a longer period before releasing gas control knob.
- 4) When the pilot stays lit, turn the gas knob further counterclockwise to the "ON" position.
- 5) Use the thermostat or remote control to turn on the unit.
- 6) Rotate the flame height regulator to adjust the flame height higher or lower.

OPERATING INSTRUCTIONS

COPY OF THE LIGHTING PLATE INSTRUCTIONS

FOR YOUR SAFETY READ BEFORE LIGHTING

This appliance must be installed in accordance with local codes, if any; if not, follow the current CAN1-B149/ANSI Z 223.1 (Australia: AG601, New Zealand: NZS 5261)

WARNING: If you do not follow these instructions exactly, a fire or explosion may result causing property damage, personal injury or loss of life. Improper installation, adjustment, alteration, service or maintenance can cause injury or property damage. Refer to the owner's information manual provided with this appliance. For assistance or additional information consult a qualified installer, service agency or gas supplier.

A) This appliance has a pilot which must be lighted by hand, following the instructions below exactly.

B) **BEFORE LIGHTING** smell all around the appliance area for gas. Be sure to smell next to the floor because some gas is heavier than air and will settle on the floor.

WHAT TO DO IF YOU SMELL GAS

- Do not try to light any appliance
- Do not touch any electric switch, do not use any phone in your building
- Immediately call your gas supplier from a neighbors phone. Follow the gas supplier's instructions.
- If you cannot reach your gas supplier, call the fire department.

C) Use only your hand to push in or turn the gas control knob. Never use tools. If the knob will not push in or turn by hand, don't try to repair it, call a qualified service technician. Force or attempted repair may result in a fire or explosion.

D) Do not use this appliance if any part has been under water. Immediately call a qualified service technician to inspect the appliance and to replace any part of the control system and any gas control which has been under water.

This appliance needs fresh air for safe operation and must be installed so there are provisions for adequate combustion and ventilation air.

CAUTION: Hot while in operation. Do not touch. Due to high surface temperatures keep children, clothing and furniture away. Keep burner and control compartment clean. See Installation and operating instructions accompanying appliance.

LIGHTING INSTRUCTIONS

STOP! Read the safety information above on this label.

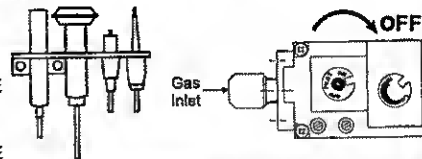
- 1) Push in gas control knob slightly and turn clockwise to "OFF". Knob cannot be turned from "PILOT" to "OFF" unless knob is pushed in slightly. Do not force.
- 2) Wait five (5) minutes to clear out any gas. If you then smell gas **STOP!** follow "B" in the safety information above on this label. If you don't smell gas, go to the next step.
- 3) Turn knob on gas control counterclockwise to "PILOT".
- 4) Push in control knob all the way and hold in. Immediately push black button on spark igniter until pilot lights. Continue to hold the control knob in for about 1/2 minute after the pilot is lit. Release knob and it will pop back up. Pilot should remain lit. If it goes out, repeat steps 3) and 4).

If knob does not pop up when released, stop and immediately call your service technician or gas supplier. If the pilot will not stay lit after several tries, turn the gas control knob to "OFF" and call your service technician or gas supplier.

- 5) Turn gas control knob counterclockwise to "ON".
- 6) Use rocker switch to operate main burner.

PILOT BURNER
VEILLEUSE

THERMOPILE
ELEMENT
THERMO-
ELECTRIQUE



TO TURN OFF GAS APPLIANCE

- 1) Push in the gas control knob slightly and turn clockwise to "OFF". Do not force.
- 2) Turn off all electric power to the appliance if service is to be performed.

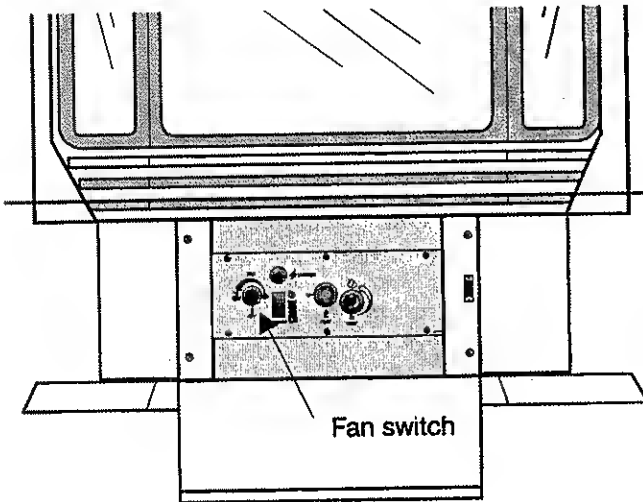
DO NOT REMOVE THIS INSTRUCTION PLATE

908-649

OPERATING INSTRUCTIONS

CONVECTION FAN OPERATION

The fan operates automatically - turn the knob on the side of the faceplate to adjust to the desired speed. The fan will turn on as the stove comes up to operating temperature. After the unit has been turned off and the unit cooled to below a useful heat output range the fan will shut off automatically.



NORMAL OPERATING SOUNDS OF GAS APPLIANCES

It is possible that you will hear some sounds from your gas appliance. This is perfectly normal due to the fact that there are various gauges and types of steel used within your appliance. Listed below are some examples. All are **normal operating sounds** and should not be considered as defects in your appliance.

Blower:

Regency gas appliances use high tech blowers to push heated air farther into the room. It is not unusual for the fan to make a "whirring" sound when ON. This sound will increase or decrease in volume depending on the speed setting of your fan speed control.

Burner Tray:

The burner tray is positioned directly under the burner tube(s) and logs and is made of a different gauge material from the rest of the firebox and body. Therefore, the varying thicknesses of steel will expand and contract at slightly different rates which can cause "ticking" and "cracking" sounds. You should also be aware that as there are temperature changes within the unit these sounds will likely re-occur. Again, this is normal for steel fireboxes.

Blower Thermodisc:

When this thermally activated switch turns ON it will create a small "clicking" sound. This is the switch contacts closing and is normal.

Pilot Flame:

While the pilot flame is on it can make a very slight "whisper" sound.

Gas Control Valve:

As the gas control valve turns ON and OFF, a dull clicking sound may be audible, this is normal operation of a gas regulator or valve.

Unit Body/Firebox:

Different types and thicknesses of steel will expand and contract at different rates resulting in some "cracking" and "ticking" sounds will be heard throughout the cycling process.

MAINTENANCE

MAINTENANCE INSTRUCTIONS

- 1) Always turn off the valve before cleaning. For relighting, refer to lighting instructions. Keep the burner and control compartment clean by brushing and vacuuming at least once a year. When cleaning the logs, use a soft clean paint brush as the logs are fragile and easily damaged.
- 2) Clean glass (never when unit is hot), appliance, louvers, and door with a damp cloth. Never use an abrasive cleaner. The gold louvers (and optional gold door) may be scratched if abrasives are used to clean them.

The heater is finished in a heat resistant paint and should only be refinished with heat resistant paint (not with wall paint). Regency uses StoveBright Paint - Metallic Black #6309.

- 3) Make a periodic check of burner for proper position and condition. Visually check the flame of the burner periodically, making sure the flames are steady; not lifting or floating. If there is a problem, call a qualified service person.
- 4) The appliance and venting system must be inspected before use, and at least annually, by a qualified field service person, to ensure that the flow of combustion and ventilation air is not obstructed.

During the annual service call, the burners should be removed from the burner tray and cleaned. Replace the embers but do not block the pilot.

- 5) Keep the area near the appliance clear and free from combustible materials, gasoline, and other flammable vapours and liquids.

WARNING: CHILDREN AND ADULTS SHOULD BE ALERTED TO THE HAZARDS OF HIGH SURFACE TEMPERATURE AND SHOULD STAY AWAY TO AVOID BURNS OR CLOTHING IGNITION. YOUNG CHILDREN SHOULD BE CAREFULLY SUPERVISED WHEN THEY ARE IN THE SAME ROOM AS THE APPLIANCE.

DO NOT USE THIS APPLIANCE IF ANY PART HAS BEEN UNDER WATER. IMMEDIATELY CALL A QUALIFIED SERVICE TECHNICIAN TO INSPECT THE APPLIANCE AND TO REPLACE ANY PART OF CONTROL SYSTEM AND ANY GAS CONTROL WHICH HAS BEEN UNDER WATER.

CAUTION: ANY SAFETY SCREEN OR GUARD REMOVED FOR SERVICING AN APPLIANCE MUST BE REPLACED PRIOR TO OPERATING THE APPLIANCE.

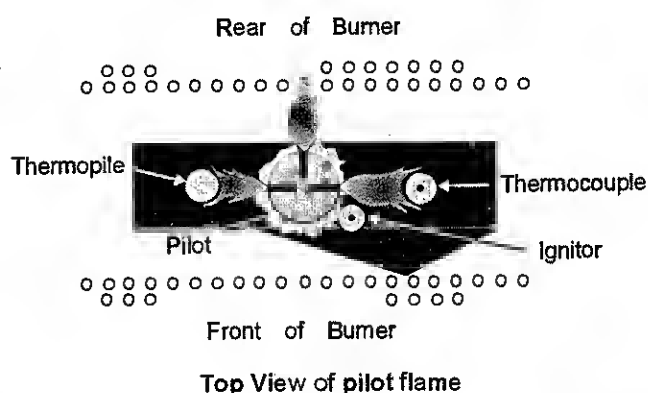
CLOTHING OR OTHER FLAMMABLE MATERIAL SHOULD NOT BE PLACED ON OR NEAR THE APPLIANCE.

- 6) Each time the appliance is lit, it may cause condensation and fog the glass. This condensation and fog is normal and will disappear in a few minutes as the glass heats up.

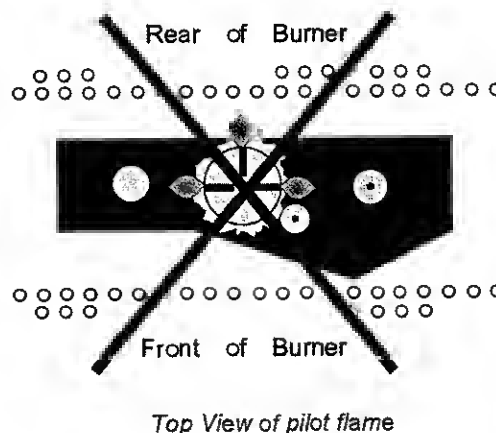
Never operate the appliance without the glass properly secured in place or with the door open.

- 7) Periodically check the pilot flames. Correct flame pattern has three strong blue flames: 1 flowing around the thermopile and 1 around the thermocouple, and 1 flowing across the rear of the burner (it does not have to be touching the burner).

Note: If you have an incorrect flame pattern, contact your Regency dealer for further instructions.



Incorrect flame pattern will have small, probably yellow flames, not coming into proper contact with the rear of the burner or thermopile.



GENERAL VENT MAINTENANCE

Conduct an inspection of the venting system semi-annually. Recommended areas to inspect as follows:

- 1) Check the Venting System for corrosion in areas that are exposed to the elements. These will appear as rust spots or streaks, and in extreme cases, holes. These components should be replaced immediately.
- 2) Check for evidences of excessive condensation, such as water droplets forming in the inner liner, and subsequently dripping out the joints. Continuous condensation can cause corrosion of caps, pipe, and fittings. It may be caused by having exterior portions of the system being exposed to cold weather.
- 3) Inspect joints, to verify that no pipe sections or fittings have been disturbed, and consequently loosened.

LOG REPLACEMENT

The unit should never be used with broken logs. Turn off the gas valve and allow the unit to cool before opening door to carefully remove the logs. The pilot light generates enough heat to burn someone. If for any reason a log should need replacement, you must use the proper replacement log. The position of these logs must be as shown in the diagram under Log Installation.

Note: *Improper positioning of logs may create carbon build-up and will alter the unit's performance which is not covered under warranty.*

GOLD-PLATED DOORS

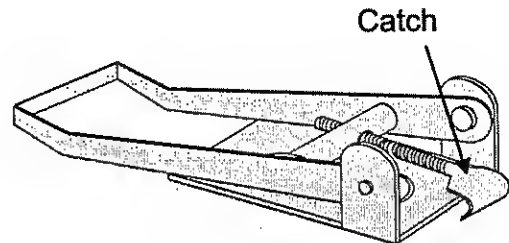
The 24 carat gold plated finish on the door requires little maintenance, and need only be cleaned with a damp cloth. DO NOT use abrasive materials or chemical cleaners, as they may harm the finish and void the warranty. Clean any fingerprints off before turning the unit on. If the door starts to discolour, check the gasket seal and replace if necessary.

DOOR GASKET

If the door gasket requires replacement use 7/8" diameter oval door gasket (Part # 650-920).

LATCH ADJUSTMENT

The door latch may require adjustment as the door gasket material compresses after a few fires and after glass replacement. Turn the handle on the adjustable catch to tighten or loosen the latch.



GLASS REPLACEMENT

Your Regency stove is supplied with high temperature, 5 mm Neoceram ceramic glass that will withstand the highest heat that your unit will produce. In the event that you break your glass, purchase your replacement from an authorized Regency dealer only, and follow the step-by-step instructions for replacement. Never operate your unit with broken glass.

WARNING: Do not operate appliance with the glass front removed, cracked or broken. Replacement of the glass should be done by a licensed or qualified service person.

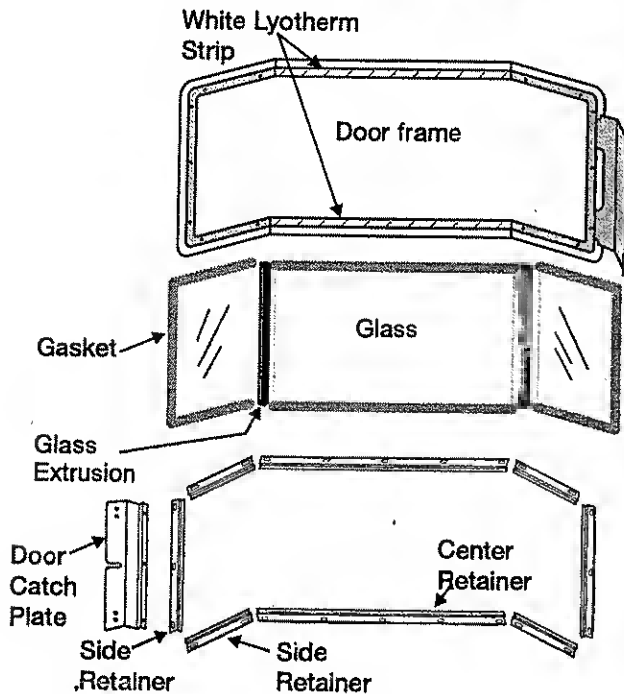
MITRED DOOR

Removing Glass:

Note: *Wearing gloves will protect your hands while handling glass.*

- 1) Remove the door from the unit and place on a soft surface to prevent scratching.
- 2) Pull out the door gasket.
- 3) Remove the 24 nuts holding the glass retainers in place. Do not remove the nuts underneath the retainers.

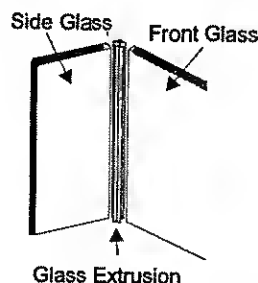
MAINTENANCE



- 4) Remove the door catch plate.
- 5) Remove glass retainers on sides first (3 each side) then remove two center retainers.
Note: Center glass retainers are glued to center glass.
- 6) Remove glass from extrusions. When removing center glass, leave white insulation in place.

Installing Glass

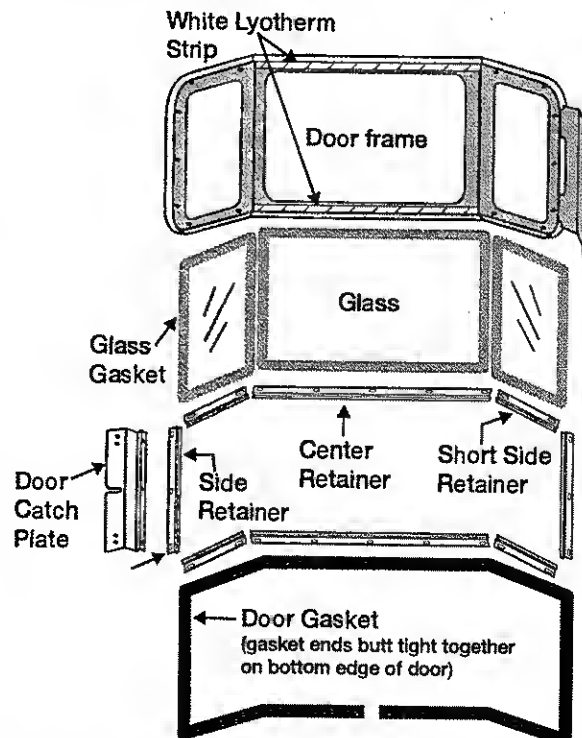
- 1) Install both center and side glass onto extrusions as per diagram.
- 2) Place glass assembly into door frame.
- 3) Install retainers by placing 1 drop of glue where previously glued and put in place.
- 4) Install side retainers.
- 5) Install door catch plate.
- 6) Install the 24 nuts loosely, do not tighten yet.
- 7) Tighten side panels nuts using the following procedure:
 - a. tighten top & bottom outside corner nuts (2)
 - b. tighten inside nuts (3)
 - c. tighten top & bottom inside corners (2)



- 8) Tighten the 10 nuts on center glass retainer.
- 9) Repeat step 7 for other side panel.
- 10) Replace new gasket by gluing it in place.
- 11) Install door onto stove and check the seal.

PANEL DOOR

- 1) Remove the door from the unit and place on a soft surface to prevent scratching.
- 2) Pull out the door gasket.
- 3) Remove the nuts holding the glass retainers in place.
- 4) Remove the glass retainers (sides, top and bottom) and the door catch plate.
- 5) Replace the glass. The glass must have gasketing around it.
- 6) Reverse the previous steps, replace the retainers and fasten with the nuts but do not overtighten, as this can break the glass. Note: the door catch plate fits on top of the left side retainer.
- 7) Put gasket glue on the retainers, but do not put glue on the screws. Replace the door gasket, the two ends butt tight together on the bottom edge of the door.
- 8) Replace door on the stove and check the seal.



FAN MAINTENANCE

If your fan requires maintenance or replacement, access to the fan is through the plate on the rear wall of the firebox. **NOTE:** the unit **MUST NOT** be operated without the fan access panel securely in place and correctly sealed.

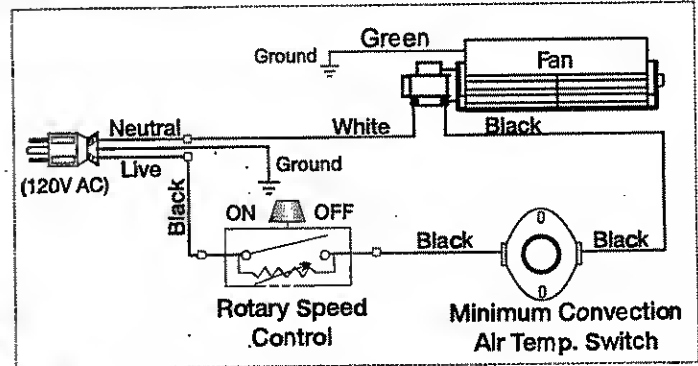
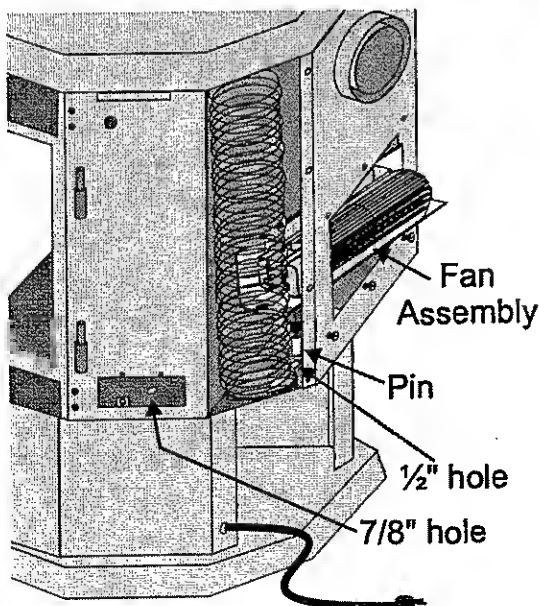
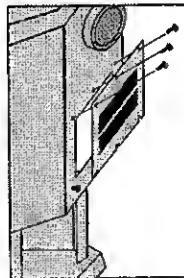
IMPORTANT: These fans collect a lot of dust from within your home. Ensure you maintain these fan motors on a regular basis by vacuuming out the fan squirrel cages, around the motor, and around the grills on the back of the stove.

IMPORTANT
Disconnect power supply before servicing

WARNING: Electrical Grounding Instructions
This appliance is equipped with a three pronged (grounding) plug for your protection against shock hazard and should be plugged directly into a properly grounded three-prong receptacle. Do not cut or remove the grounding prong from this plug.

To remove fan:

- 1) Unplug or disconnect power source to stove.
- 2) Remove the rear access panel on the back of the stove. The fan can only be accessed from the back of the stove.
- 3) Unclip the black and white wires from the fan motor.

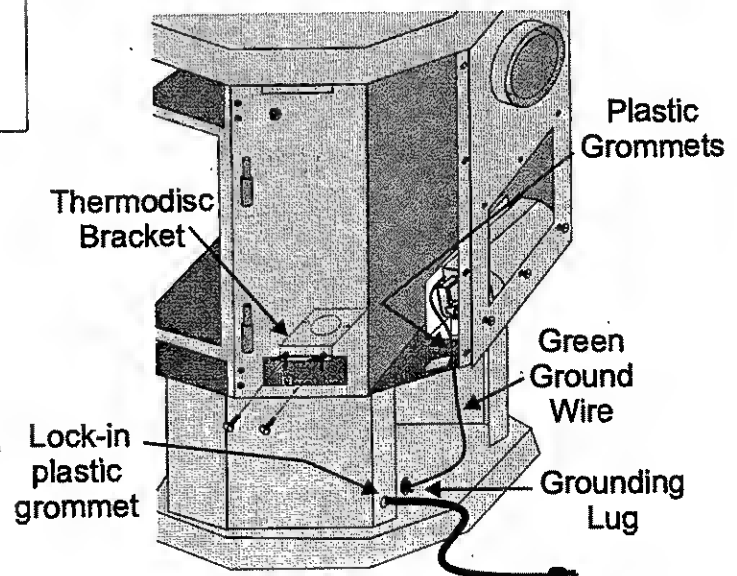


- 4) Lift fan off of the 2 pins, tip back and pull through the opening. Disconnect the green ground wire from the right side of the fan as soon as you can reach it.

Replacing Fan:

Reverse the above steps (1 - 4). Make sure the fan wires and the ground wire are reattached.

Hint for pushing fan down onto pins - rub a bit of dish soap on the grommet so it will slide more easily onto the pin. Check to make sure the fan is seated properly on the pins - try to move the fan back and forth, there should be no noise, if there is check that the grommets haven't come loose.



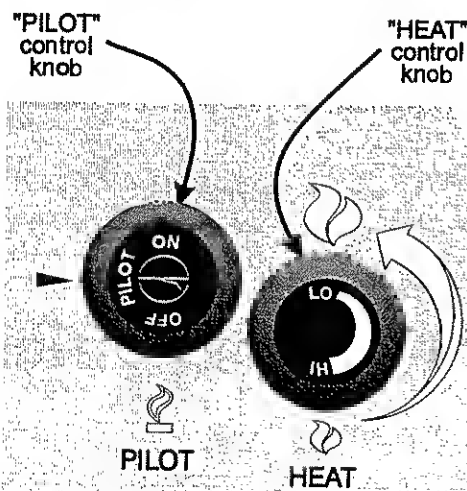
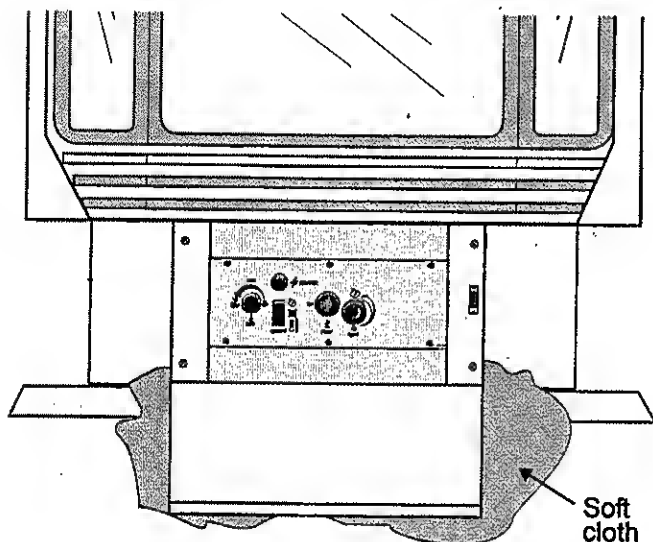
MAINTENANCE

REMOVING VALVE

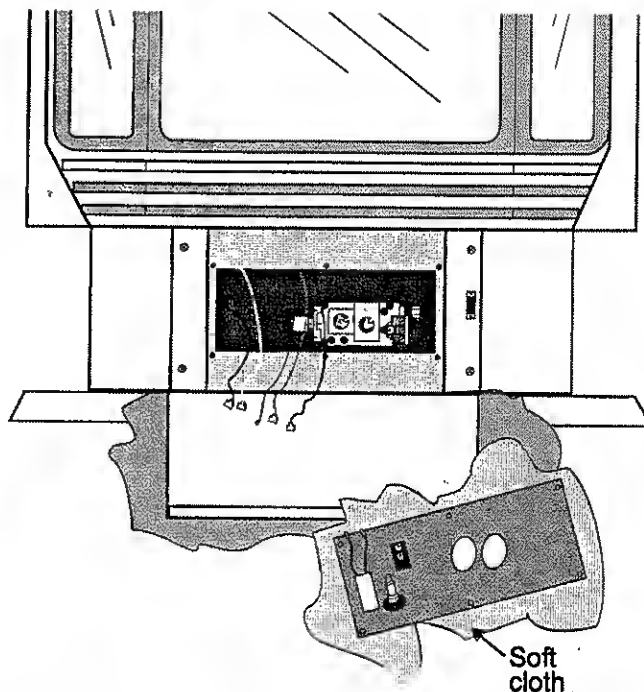
If your valve requires maintenance or replacement, use the following instructions:

Note: Always close off the gas supply before removing the valve.

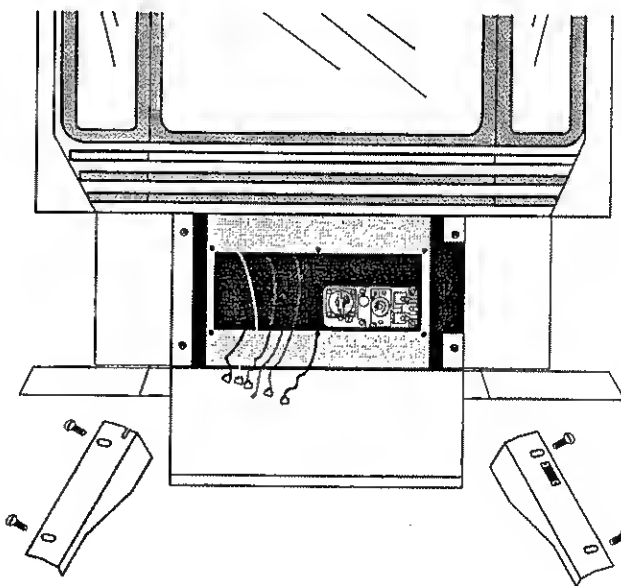
- 1) Open front pedestal door. You may want to put a soft cloth on the base of the unit so that when the pedestal door is open it doesn't scratch the paint. See diagram below.



- 2) Undo the six screws holding the control panel in place.
- 3) Disconnect all wires from the back of the control panel and then remove panel. You should lay the panel on a soft cloth so it doesn't get marked up. See diagram above.



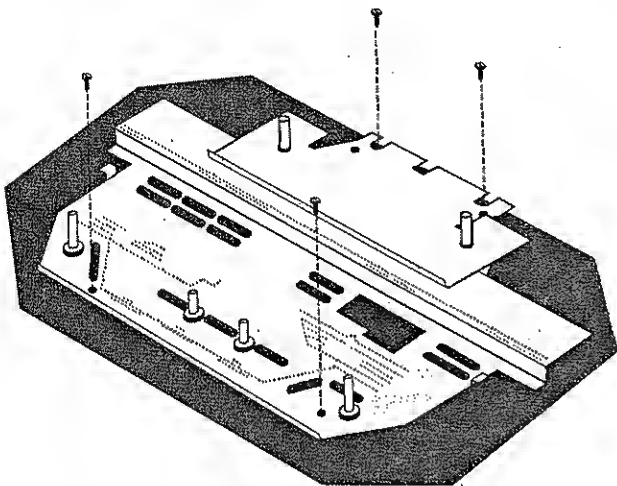
- 4) Remove the two outside frame pieces by removing two screws per side. See diagram below.



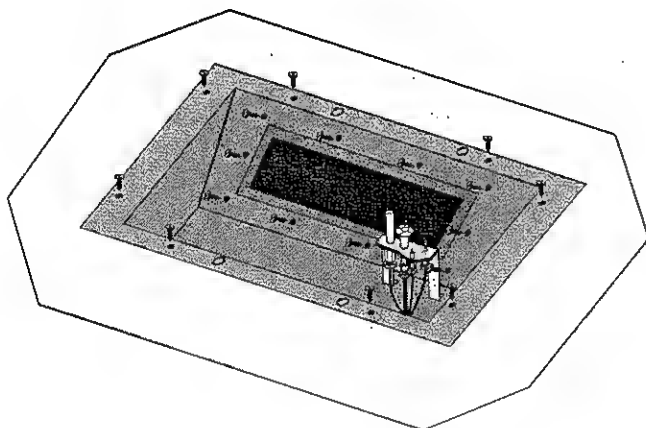
- 5) At this point you should disconnect the gas at the valve. You can access it through the front now that the control panel is off, or you can access it through the rear pedestal cover plate.
- 6) Carefully remove the logs, embers and rockwool.

- 7) Remove burner. See diagram below.

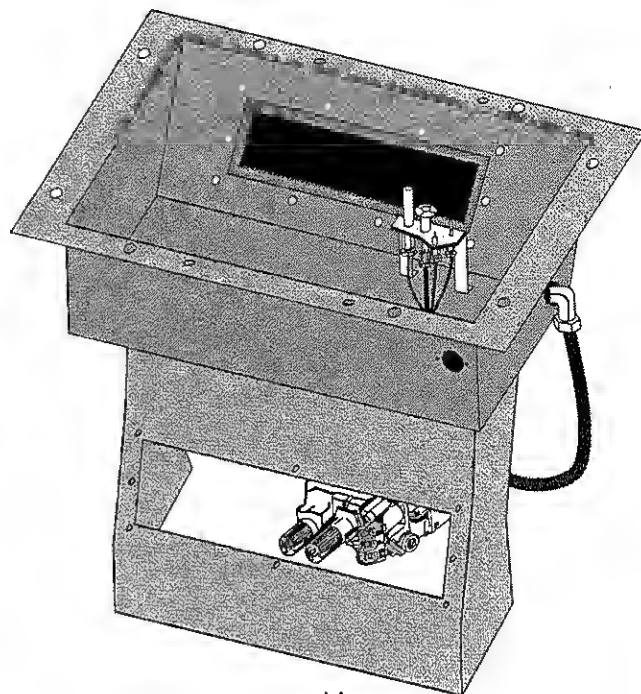
Note: Use a magnetic type screwdriver if possible.



- 8) Remove all 18 screws holding the burner tray assembly in place.



- 9) Carefully lift the burner tray assembly out. Be careful not to tear gaskets when lifting out the valve tray; these gaskets seal the valve from the exterior of the firebox.



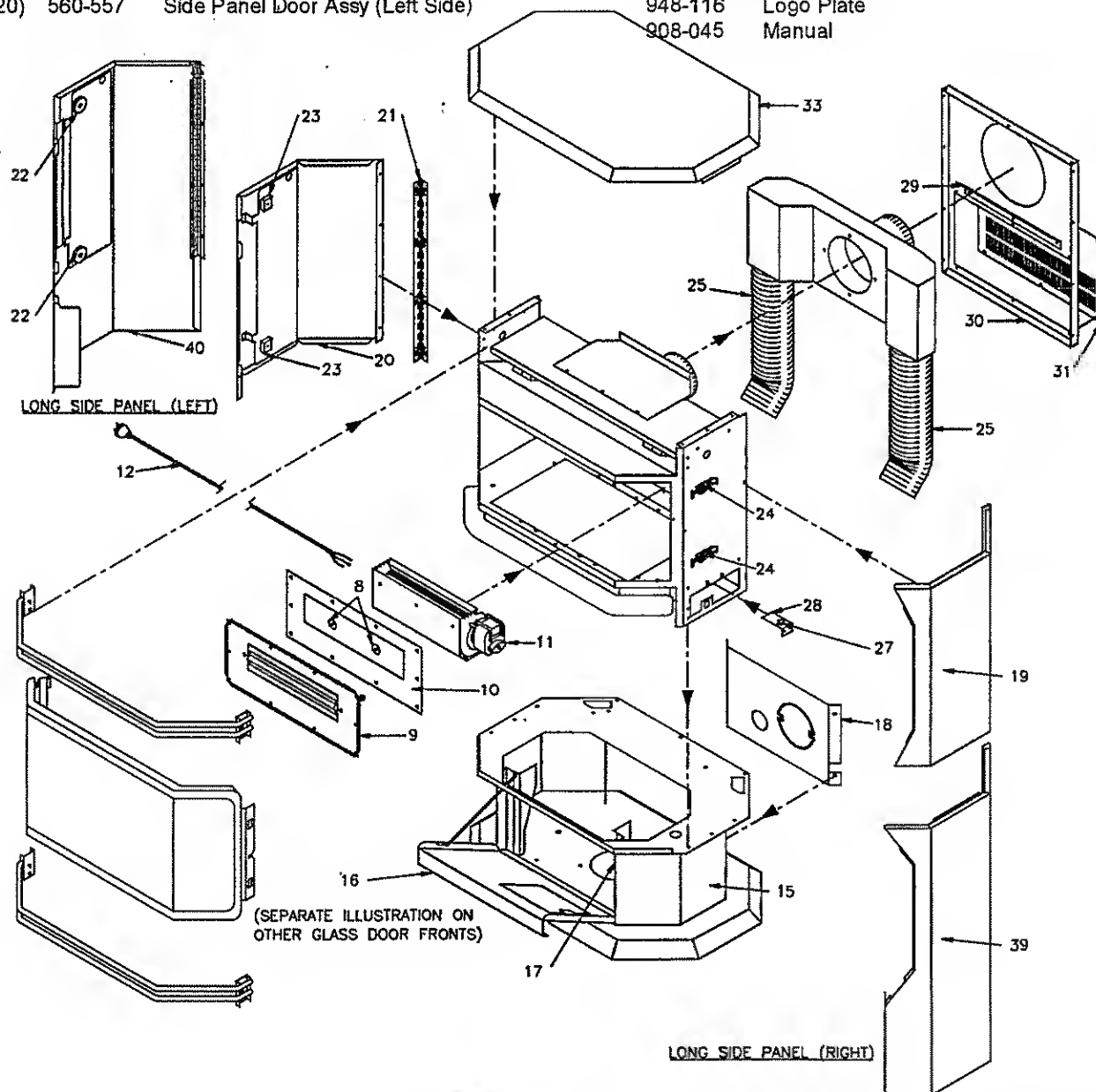
Burner tray assembly,
after being removed
from the stove

- 10) To replace the burner tray assembly, simply reverse these instructions.

PARTS LIST

U27 MAIN ASSEMBLY

Part #	Description	Part #	Description
8) 640-034	Spring Gaskets	21) 560-031	Side Panel Door Hinge
9) 640-525	Relief Door Assembly	22) 904-262	Round Magnet (Long Door)
10) 640-033	Mounting Plate Gasket	23) 904-258	Side Panel Door Magnet (Short Door)
560-517	Fan Assembly	24) 948-255	Door Latch
11) 910-331	Fan Motor	25) 948-284	Flex Pipe (3" ID)
12) 910-794	Power Cord	27) 910-233	Thermodisc
910-330	Fan Speed Control	28) 650-086	Mounting Bracket - Fan Thermodisc
15) 560-525	Pedestal Assembly	29) 630-020	Air Deflector
16) 560-026	Pedestal Door	30) 640-019	Rear Panel
17) 904-257	Pedestal Door Magnet	31) 630-021	Fan Access Panel
18) 560-025	Pedestal Back	33) 640-520	False Top Assembly
19) 560-556	Side Panel Door Assy (Right Side)	640-944	Flueing Kit
20) 560-557	Side Panel Door Assy (Left Side)	640-530/P	Riser Terminal
		948-116	Logo Plate
		908-045	Manual

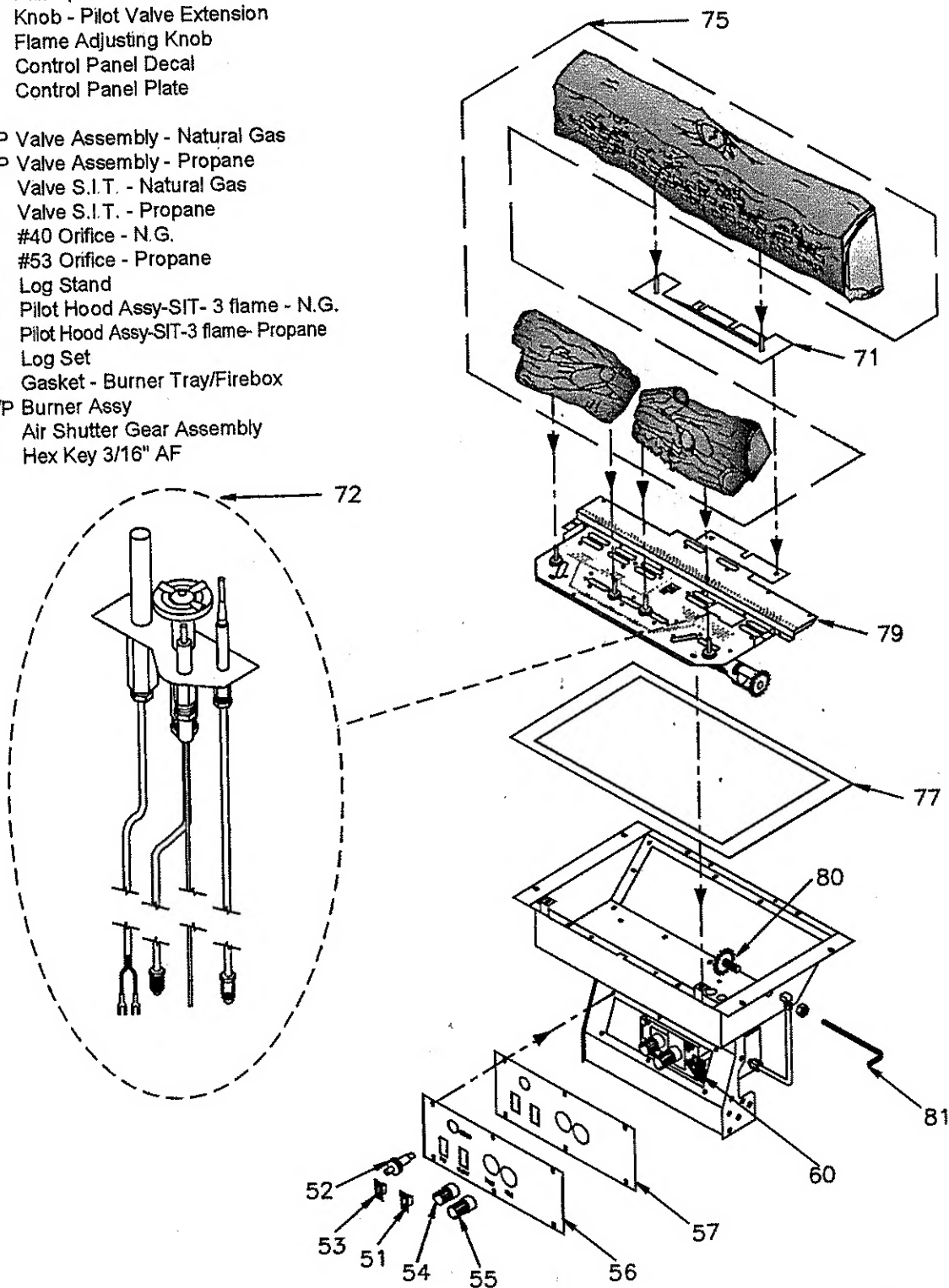


U27 BURNER & LOG ASSEMBLY

Part # Description

- 51) 910-241 Burner ON/OFF Switch (3-way)
- 52) 910-190 Piezo & Nut
- 53) 910-330 Fan Speed Control
- 54) 910-373 Knob - Pilot Valve Extension
- 55) 910-372 Flame Adjusting Knob
- 56) 908-646 Control Panel Decal
- 57) 650-220 Control Panel Plate

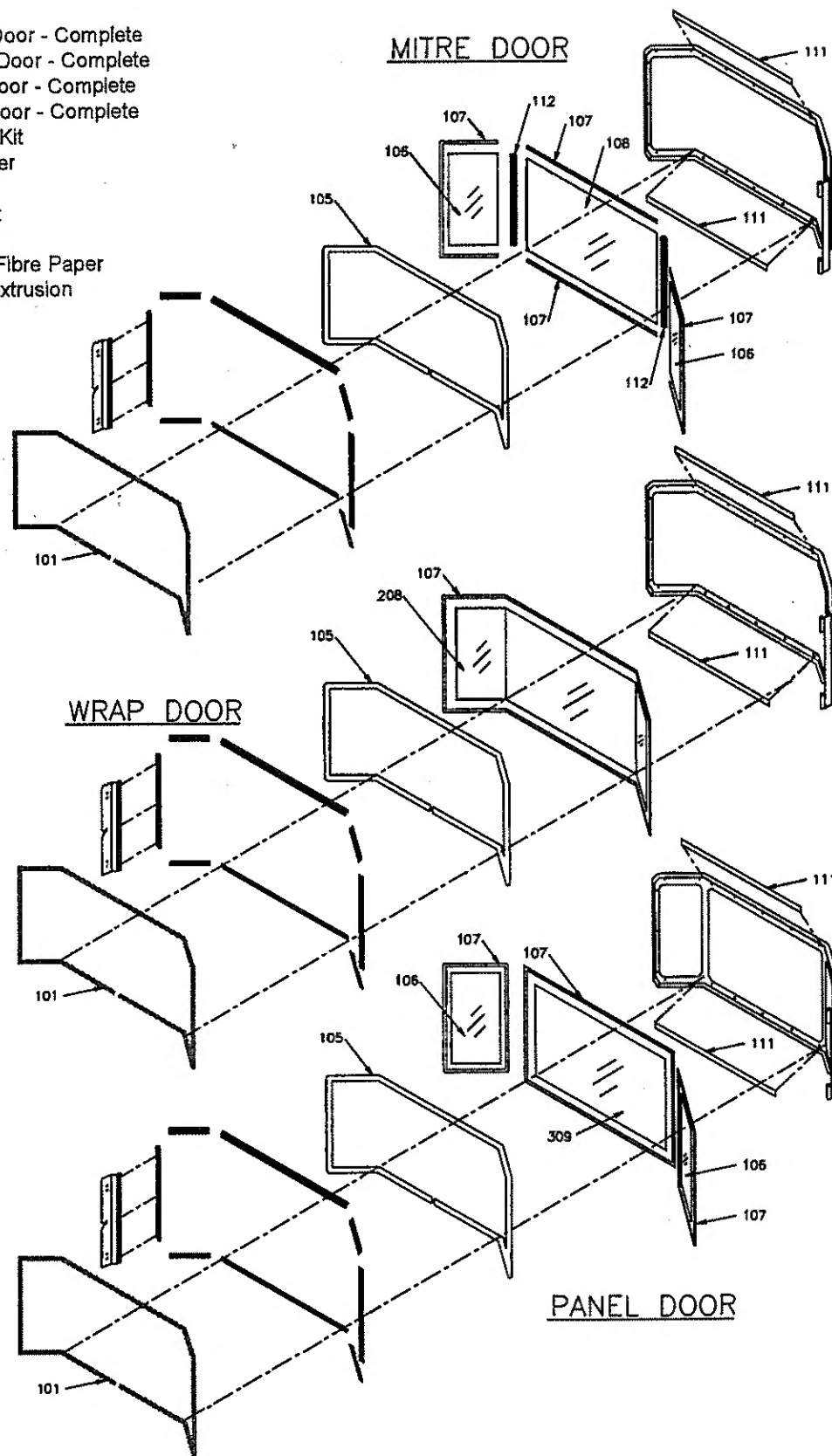
- 630-522/P Valve Assembly - Natural Gas
- 630-524/P Valve Assembly - Propane
- 60) 910-378 Valve S.I.T. - Natural Gas
- 910-380 Valve S.I.T. - Propane
- 904-593 #40 Orifice - N.G.
- 904-345 #53 Orifice - Propane
- 71) 560-072 Log Stand
- 72) 910-022 Pilot Hood Assy-SIT- 3 flame - N.G.
- 910-023 Pilot Hood Assy-SIT-3 flame- Propane
- 75) 560-935 Log Set
- 77) 630-008 Gasket - Burner Tray/Firebox
- 79) 651-580/P Burner Assy
- 80) 260-565 Air Shutter Gear Assembly
- 81) 904-565 Hex Key 3/16" AF



PARTS LIST

U27-1 DOOR ASSEMBLIES

Part #	Description
560-924	Gold Mitred Door - Complete
560-926	Black Mitred Door - Complete
560-932	Gold Wrap Door - Complete
560-928	Gold Panel Door - Complete
101) 650-920	Door Gasket Kit
105) 936-264	Ceramic Paper
106) 940-236/P	Side Glass
107) 936-243	Glass Gasket
108) 940-237/P	Centre Glass
111) 936-262	Door Frame Fibre Paper
112) 932-111/03	Door Glass Extrusion
208) 940-238/P	Wrap Glass





Regency Fireplace Products, are designed with reliability and simplicity in mind. In addition, our internal Quality Assurance Team carefully inspects each unit thoroughly before it leaves our door. Regency Industries Ltd. is pleased to extend this limited lifetime warranty to the original purchaser of a Regency Product.

The Warranty: Lifetime

Covered under the agreement are the following components: Combustion chamber, heat exchanger, burner tubes, logs, embers, glass (thermal breakage) and all gold plating (against defective manufacture).

The above will be covered for parts and labour for the first five years and parts only thereafter. Electrical components such as blowers, fan motor, switches, wiring, thermocouples, remote control, thermopiles, thermocouples, pilot assemblies, and gas valves are covered for one year from the date of purchase.

Conditions:

All installations must be performed by a qualified gas fitter and installed according to all applicable local and national codes. Also, all service work must be carried out by a qualified gas service person. It is the responsibility of the installer to ensure that the appliance is firing as per rating plate. Any part or parts of this unit which in our judgement show evidence of such defect will be repaired or replaced at Regency's option, through an accredited distributor or agent provided that the defective part be returned to the distributor or agent Transportation Prepaid, if requested.

Exclusions:

This limited Lifetime Warranty does not extend to or include paint, door or glass gasketing or trim. It does not cover installation and operational related problems such as over-firing, downdrafts or spillage caused by environmental conditions, nearby trees, buildings, hilltops, mountains, inadequate venting or ventilation, excessive offsets, negative air pressures caused by insufficient make up air, mechanical systems such as furnaces, fans, clothes dryers etc. The warranty does not extend to any part or parts which show evidence of misuse or abuse, neglect, accident or lack of maintenance.

Products made by other manufacturers and used in conjunction with the operation of this appliance without authorization from Regency, may nullify your warranty on this product.

Regency Industries Ltd., shall in no event be liable for any special, indirect consequential damages of any nature whatsoever which are in excess of the original purchase price of the product. Any alteration to the unit which causes sooting or carboning that results in damage to the exterior fascia is not the responsibility of Regency Industries Ltd.

Note: Warranty is not transferable.

Vent Components:

The venting components are under warranty from Simpson DuraVent Inc.

General:

It is essential that all submitted claims provide all of the necessary information including purchase date, serial #, type of unit and part or parts requested.

Regency fireplace products are designed with reliability and simplicity in mind. In addition, our internal Quality Assurance Team carefully inspects each unit thoroughly before it leaves our door.



Fireplace Products International Ltd. is pleased to extend this Limited Lifetime Warranty to the original purchaser of a Regency Product.

See the inside back cover for details.

Installer: Please complete the following information

Dealer Name & Address: _____

Installer: _____

Phone #: _____

Date Installed: _____

Serial No.: _____